3.6 HYDROLOGY AND WATER QUALITY

As a result of the analysis undertaken in the Initial Study for the Long Beach Memorial Medical Center Expansion (proposed project),[1] the City of Long Beach (City) Department of Planning and Building determined that the proposed project may result in environmental impacts to hydrology and water quality. Therefore, this issue has been carried forward for detailed analysis in this Environmental Impact Report (EIR). This analysis was undertaken to identify opportunities to avoid, reduce, or otherwise mitigate potential significant impacts to hydrology and water quality and to identify potential alternatives.

The analysis of hydrology and water quality includes a description of the regulatory framework that guides the decision-making process, existing conditions of the proposed project area, thresholds for determining if the proposed project would result in significant impacts, anticipated impacts (direct, indirect, and cumulative), mitigation measures, and level of significance after mitigation. The potential for impacts to hydrology and water quality have been analyzed in accordance with the methodologies and information provided by the City of Long Beach General Plan,[2] the City of Long Beach Storm Water Management Plan,[3] the hydrology and water quality report that was prepared by Moffat and Nichol for the proposed project (Appendix H, *Hydrology and Water Quality*), and the Water Quality Control Plan for Los Angeles Region (4).[4]

3.6.1 Regulatory Framework

This regulatory framework identifies the federal, state, and local statutes and policies that relate to hydrology and water quality and that must be considered by the City of Long Beach during the decision-making process for projects that involve the potential to result in significant impacts related to hydrology and water quality.

Federal

Section 401 of the Clean Water Act of 1972

The federal Clean Water Act (CWA)[5] of 1972 sets national goals and policies to eliminate discharge of water pollutants into navigable waters and to achieve a water quality level that will protect fish, shellfish, and wildlife while providing for recreation in and on the water whenever possible. The CWA regulates point-source and non-point-source discharges to receiving waters with the National Pollutant Discharge Elimination System (NPDES) program. The CWA provides for delegating certain responsibilities for water quality control and planning to the states. The State of California

[1] City of Long Beach, Department of Planning and Building. 20 August 2004. *Initial Study for the Long Beach Memorial Medical Center Expansion Project*. Prepared by: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

[2] City of Long Beach, Department of Planning and Building. 30 April 1973. *Conservation Element of the Long Beach General Plan*. Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

[3] City of Long Beach. Revised August 2001. *Stormwater Management Plan*. Available at http://www.lbstormwater.org/plan/

[4] California Regional Water Quality Board, Los Angeles Region (4). 13 June 1994. *Water Quality Control Plan Los Angeles Region, Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties*. Contact: 320 West Fourth Street, Suite 200, Los Angeles, CA 90013.

[5] Office of the Law Revision Counsel. 2 January 2002. 33 U.S. Code, §1341: "Certification." Available at: http://uscode.house.gov

has been authorized by the U.S. Environmental Protection Agency (EPA) to administer and enforce portions of the CWA, including the NPDES program. California issues NPDES permits through the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCBs). The Long Beach Memorial Medical Center campus (Campus) is subject to the regulatory activity of the Los Angeles RWQCB.

In 1987, the CWA was amended to state that the discharge of pollutants to waters of the United States from storm water is effectively prohibited, unless the discharge is in compliance with an NPDES permit. The 1987 amendments to the CWA added Section 402(p) and established a framework for regulating industrial, municipal, and construction storm water discharges under the NPDES program. The 1987 amendment was developed from the awareness that storm water runoff, a non-point-source discharge, is a significant source of water pollution. In 1990, the U.S. EPA published final regulations that established application requirements to determine when industrial, municipal, and construction activities require an NPDES permit.

On December 13, 2001, the Los Angeles RWQCB adopted Order No. 01-182 (Permit). This order is the NPDES permit (NPDES CAS004001) for municipal storm water and urban runoff discharges within the County of Los Angeles.

As adopted on December 13, 2001, the requirements of the Permit covers 84 cities and the unincorporated areas of the County of Los Angeles, with the exception of the portion of County of Los Angeles in the Antelope Valley, including the Cities of Lancaster and Palmdale, as well as the City of Long Beach and the City of Avalon. Under the Permit, the County of Los Angeles Flood Control District is designated as the Principal Permittee; the County of Los Angeles along with the 84 incorporated cities are designated as Permittees. The Principal Permittee coordinates and facilitates activities necessary to comply with the requirements of the permit, but is not responsible for ensuring compliance of any of the Permittees.

In compliance with the Permit, the Permittees have implemented a Storm Water Quality Management Plan (SWQMP), with the ultimate goal of accomplishing the requirements of the Permit and reducing the amount of pollutants in storm water and urban runoff. The SWQMP is divided into six separate programs, as outlined in the Permit. These programs are as follows:

1. Public Information and Participation
2. Industrial/Commercial Facilities
3. Development Planning
4. Development Construction
5. Public Agency Activities
6. Illicit Connection/Illicit Discharge

Each Permittee is required by the Permit to have implemented these programs by February 1, 2002.

General Construction Activity Storm Water Discharges

Storm water discharges that are composed entirely of runoff from qualifying construction activities may be eligible to be regulated under the general construction activity storm water permit issued by the SWRCB rather than an individual NPDES permit issued by the appropriate RWQCB. Construction activities that qualify include clearing, grading, excavation, reconstruction, and dredge-and-fill activities that result in the disturbance of at least 5 acres of total land area. The

proposed project would be required to conform to the Standard Urban Storm Water Management Plan (SUSMP) as part of compliance with the general construction activity storm water permit to reduce water quality impacts to the maximum extent practicable. A SUSMP is a report that includes one or more site maps, an identification of construction activities that could cause pollutants to enter the storm water, and a description of measures or best management practices (BMPs) to control these pollutants to the maximum extent practicable. A BMP is defined by the Storm Water Quality Task Force as any program, technology, process, siting criteria, operating method, measure, or device that controls, prevents, removes, or reduces storm water pollution.

Executive Order 11988

The objective of Executive Order 11988, dated May 24, 1977, is the avoidance of, to the extent possible, long- and short-term adverse impacts associated with the occupancy and modification of the base floodplain (100-year floodplain) and the avoidance of direct and indirect support of development in the base floodplain wherever there is a practicable alternative. Under Executive Order 11988, the U.S. Army Corps of Engineers (USACOE) must provide leadership and take the following action:

- Avoid development in the base floodplain unless it is the only practicable alternative.
- Reduce the hazard and risk associated with floods.
- Minimize the impact of floods to human safety, health, and welfare.
- Restore and preserve the natural and beneficial values of the base floodplain.

The proposed project would be subject to Executive Order 11988 if it would result in adverse impacts to the 100-year floodplain.

Regional

Water Quality Control Plan for the Los Angeles Region

The federal CWA is administered and enforced by the SWRCB, which develops regulations to implement water quality control programs mandated at the federal and state levels.

The Los Angeles RWQCB has prepared a Water Quality Control Plan for the Los Angeles Region, which includes the coastal watersheds of Los Angeles and Ventura Counties. The first essentially complete Water Quality Control Plan, which was established under the requirements of California's Porter-Cologne Water Quality Control Act,[6] was adopted in 1975 and revised in 1984. The most recent version of the Water Quality Control Plan was adopted in 1994.[7]

The Water Quality Control Plan assigned beneficial uses to surface and groundwater such as municipal water supply and water-contact recreation to all waters in the Los Angeles Basin (Basin). It also set water quality objectives, subject to approval by the U.S. EPA, intended to protect designated beneficial uses. These objectives apply to specific parameters (numeric objectives) and

[6] State of California. 1969. Porter-Cologne Water Quality Control Act. California Water Code, Section 13000 et seq.: "Water Quality." Available at: http://www.ceres.ca.gov/index.html

[7] California Regional Water Quality Board, Los Angeles Region (4). 13 June 1994. *Water Quality Control Plan Los Angeles Region, Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties*. Contact: 320 West Fourth Street, Suite 200, Los Angeles, CA 90013.

general characteristics of the water body (narrative objectives). An example of a narrative objective is the requirement that all waters must remain free of toxic substances in concentrations producing detrimental effects on aquatic organisms. Numeric objectives specify concentrations of pollutants that are not to be exceeded in ambient waters of the Basin.

Local

City of Long Beach General Plan

The City of Long Beach General Plan[8] includes the following water resource management goals related to the proposed project:

- Ensure adequate quantity and quality of water to meet the present and future domestic, agricultural, and industrial needs of the City of Long Beach.

- Enforce existing ordinances and develop new ordinances and promote the continuing research directed toward achieving the required stringent water quality standards that regulate wastewater effluent discharge to oceans, bays and estuaries, and freshwater and groundwater.

City of Long Beach Storm Water Management Plan

The objective of the federal CWA is to restore and maintain the chemical, physical, and biological integrity of the nation's waters. Section 402(p) of the CWA, as amended by the Water Quality Act of 1987, requires NPDES permits for storm water discharges from municipal separate storm sewers (MS4s) to waters of the United States. Section 402(p)(3)(B) requires the following for MS4 permits:

> (i) may be issued on a system- or jurisdiction-wide basis; (ii) shall include a requirement to effectively prohibit non-storm water discharges into the storm sewers; and (iii) shall require controls to reduce the discharge of pollutants to the maximum extent practicable, including management practices, control techniques and system, design and engineering methods, and such other provisions as the Administrator or the State determines appropriate for the control of such pollutants.

The City of Long Beach is fully implementing the Long Beach Storm Water Management Program (LBSWMP) to meet the objectives of effectively prohibiting non-storm water discharges and reducing the discharge of pollutants to the maximum extent practicable such that these discharges will not adversely impact the beneficial uses of the City's receiving waters. Essentially, the City's ultimate objective is to comply with the federal CWA and the state Porter-Cologne Water Quality Control Act.

[8] City of Long Beach, Department of Planning and Building. 30 April 1973. *Conservation Element of the Long Beach General Plan*. Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

The LBSWMP is a comprehensive program containing several elements, practices, and activities aimed at reducing or eliminating pollutants in storm water to the maximum extent practicable. The programs that are relevant to the proposed project that contribute toward preventing and mitigating storm water pollution include the following:

- Street maintenance, which consists of the following elements: street sweeping, sidewalk and alley cleaning, and maintenance operations
- Sewage systems operations and maintenance
- Storm drain systems operation and maintenance
- Municipal facilities maintenance
- Public construction activities
- Landscaping maintenance

The LBSWMP also addresses the planning of development projects and construction of projects not within the public street right-of-ways.

3.6.2 Existing Conditions

The existing conditions for hydrology and water quality for the proposed project areas are described in relation to drainage, surface water quality, groundwater, floodings and 100-year flood zone, and relative risk of the site for seiche, tsunamis, and mudflows. In the consideration of the existing conditions for hydrology and water quality, the proposed project site was evaluated in the context of the regional watershed, Campus site plan, and specific characteristics of proposed developments within the existing Campus. The Campus is located in the southern portion of the Los Angeles River Watershed, approximately 1 mile west of the Los Angeles Rivers, several miles north of its outfall to the Pacific Ocean (Figure 3.6.2-1, *Regional Hydrogeomorphic Features*).

Drainage

The City of Long Beach is divided into 30 major drainage basins. Within each drainage basin, there are sub-basins for major drains 36 inches in diameter or greater that have their outfall to a regional drain, regional retention basin, or the Long Beach Harbor. The proposed project is located in Drainage Basin 6 (Figure 3.6.2-2, *Drainage Basin 6*).[9] Basin 6 is 695 acres and is made up of 475 acres residential, 125 acres commercial, 73 acres institutional, and 17 acres of open space. It is located in the west central portion of the City of Long Beach just east of the Los Angeles River. The extreme eastern portion of Basin 6 lies within the City of Signal Hill. It is bound on the north, south, east and west by West Wardlow, Eagle Street, California Avenue, and the Los Angeles River, respectively.

The drainage pattern is to the south and southeast. There are two major storm drain systems that have a total of five major lines contributing runoff. One major system drains the western portion of Basin 6, and the other drains the eastern portion. The two systems converge at San Francisco Avenue just north of Willow Street and outfall into the Los Angeles River through the Willow Pump Station. This station is owned by the City of Long Beach and has a maximum operating capacity of 466 cubic feet per second (CFS). There is a split flow at 25th Street and Long Beach Boulevard, a 48-inch pipe that remains in Basin 6 and a 36-inch pipe that takes flow into Basin 5.

[9] City of Long Beach. Revised August 2001. *Stormwater Management Plan*. Available at http://www.lbstormwater.org/plan/

FIGURE 3.6.2-1
Regional Hydrogeomorphic Features

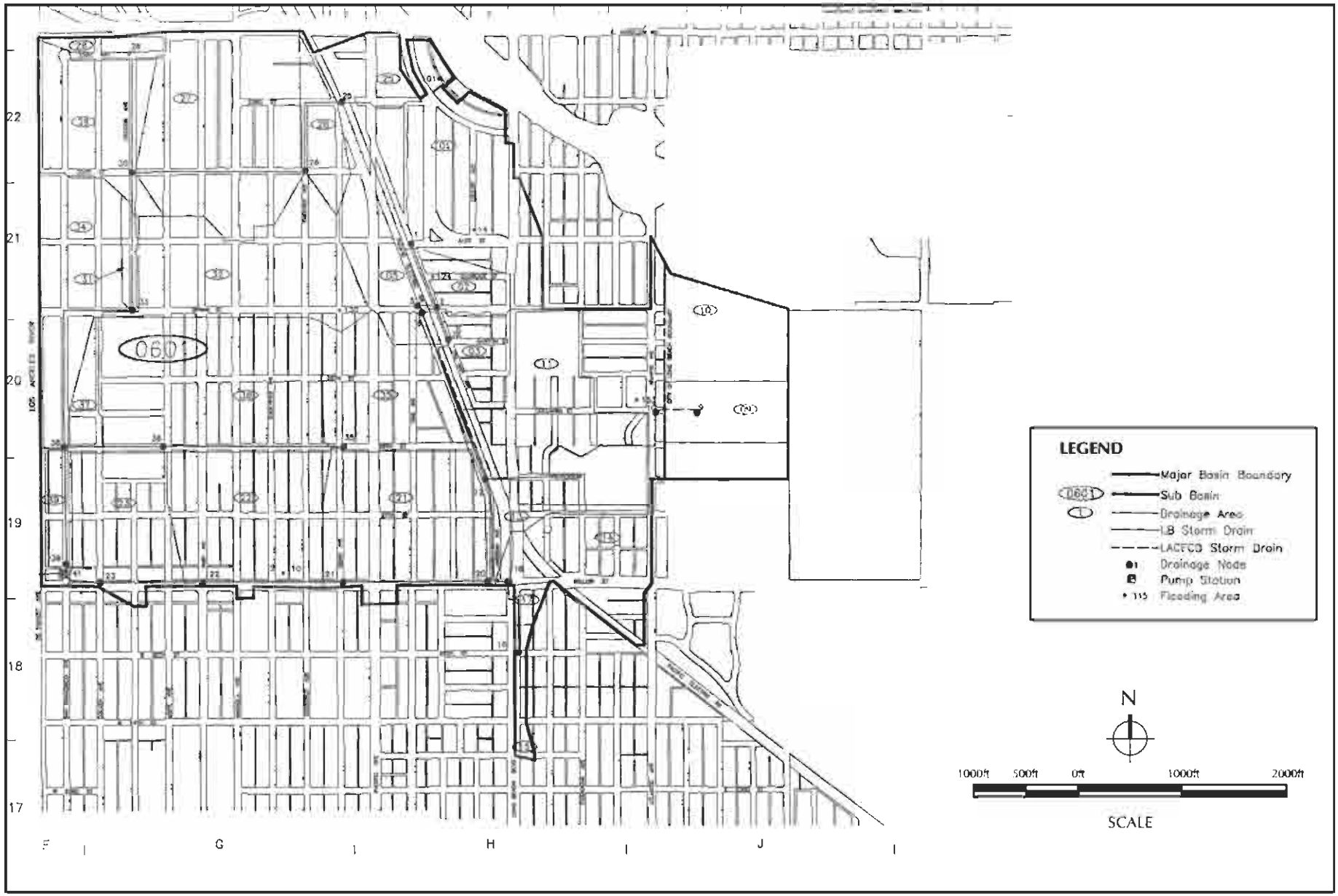


FIGURE 3.6.2-2
Drainage Basin 6

Storm water runoff from areas east of Atlantic Avenue and areas north of Spring Street are conveyed to a 54-inch storm drain that traverses east-west through the hospital site (Figure 3.6.2-3, *Storm Drain System*). The 54-inch storm drain joins a 90-inch storm drain located at the west side of the railroad tracks, which conveys the storm water to a storm water pump station at the Los Angeles River. The pump station is located at the west side of the railroad tracks, which leads the storm water toward the Los Angeles River. The hydrologic calculations utilized the maximum allowable time of concentration for developed areas. The calculation shows that the 54-inch storm drain is capable of collecting storm water runoff from the upstream area. Thus, the Campus is not susceptible to flooding regardless of development within or surrounding the hospital site.

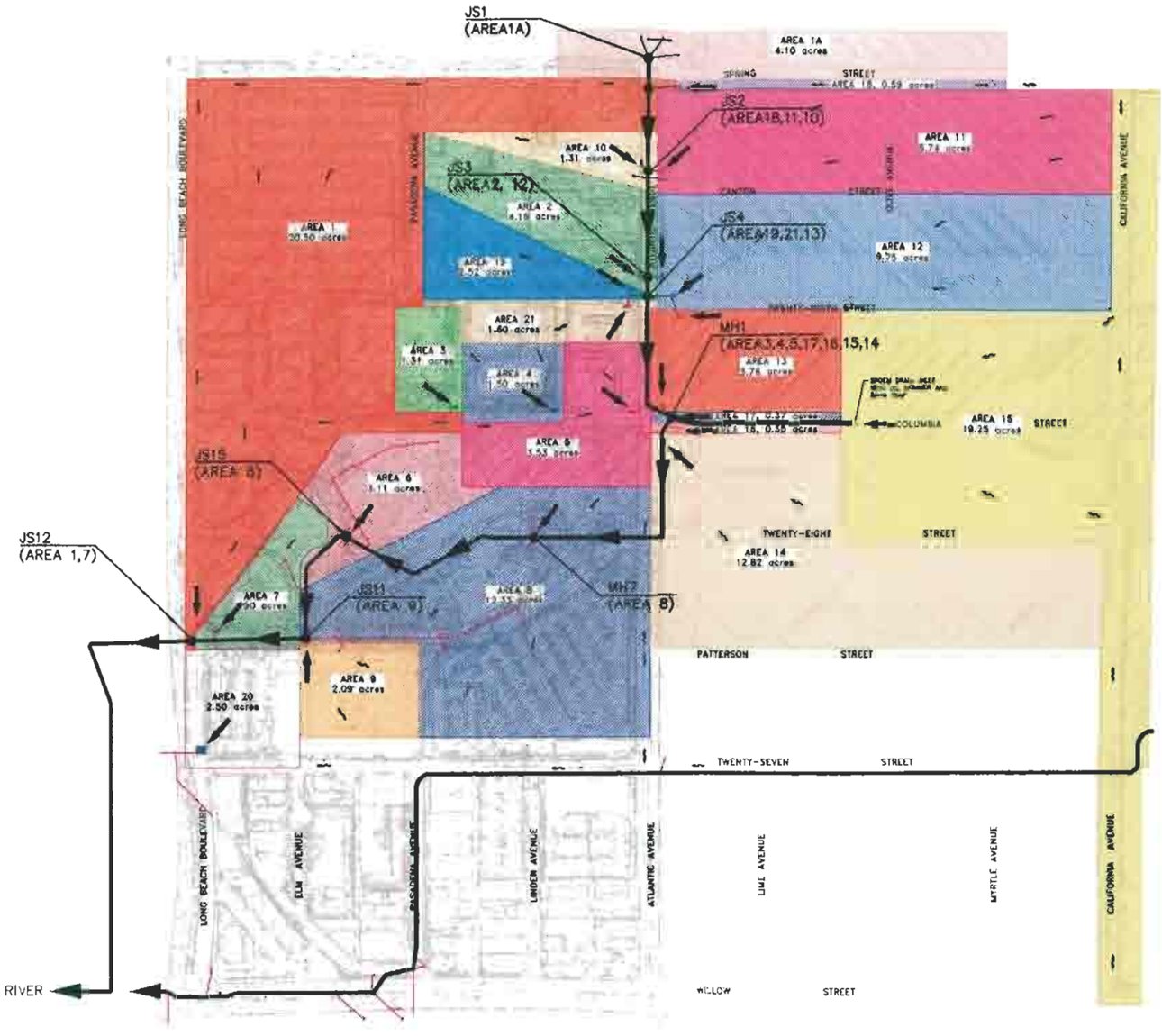
The elevation of the proposed project site ranges from 19 feet above mean sea level (MSL) to approximately 67 feet above MSL. Currently, site drainage is directed to adjacent streets following the natural topography of the existing land. Street flow is directed to existing storm drains. A separate 54-inch storm drain intercepts storm water from the area east of California Avenue at 27th Street and conveys the storm water westerly to the Los Angeles River. This regional storm drain system is sized in a manner to handle the storm water flows from the upstream surrounding areas. East of Atlantic Avenue and Columbia Street is a collection point of storm water, and a 54-inch reinforced-concrete pipe storm drain diverts the water from the area south of Atlantic Avenue to west of 28th Street into the area of the Campus west of Patterson Street. There are existing 12-, 15-, 18-, and 21-inch storm drain lines located in Willow Street (Figure 3.6.2-3). The proposed improvements do not have a component that would otherwise increase storm water runoff beyond normal rainfall amounts, as it is in the existing condition. Further analysis of storm water is not warranted.

Surface Water Quality

Surface water quality in the proposed project area has been affected in a way that is consistent with the urban development that has occurred. Non-point-source pollution from urban impervious surfaces (parking lots, roadways, sidewalks, rooftops, etc.) is a major contributor to the impairment of streams and waterways. Impervious surfaces contribute grease, oil, antifreeze, and other vehicle emissions, as well as heavy metals from brake dust, litter, and other debris and pathogens into water systems. Landscaped areas contribute pesticides, fertilizers, and other landscape waste into the water system. The sites within the Campus identified for the development of the proposed project elements are characterized by impervious surfaces.

Groundwater

Groundwater has been encountered at depths of 40 to 50 feet below ground surface in the proposed project area. The existing impervious surface at the proposed development locations within the Campus prevents groundwater recharge (Table 3.6.4-1, *Impervious Surfaces*).



SUB AREA	AREA (AC)	Q_{10} (CFS)
1A	4.10	8.28
1	20.48	25.08
2	4.16	6.52
3	1.31	2.88
4	1.50	3.30
5	3.53	6.22
6	3.11	6.28
7	1.53	3.57
8	12.33	19.31
9	2.09	4.22
10	1.31	2.46
11	8.64	13.00
12	9.75	14.07
13	3.76	7.06
14	12.82	17.15
15	19.25	20.6
16	0.35	0.62
17	0.37	0.65
18	0.59	0.97
19	2.52	3.95
20	–	–
21	1.60	3.00

DETENSION BASIN

FIGURE 3.6.2-3
Storm Drain System

TABLE 3.6.4-1
IMPERVIOUS SURFACES

Proposed Project Element	Existing Condition
Todd Cancer Institute Phases I and II	Parking lot
Miller Children's Hospital pediatric inpatient tower Phases I and II, utility trench; and central plant building	Parking lot, 86-car parking structure, Patterson Street, WIC building
Miller Children's Hospital pediatric outpatient building	Parking lot, hospital driveway, Patterson Street
Miller Children's Hospital link building	Hardscape / parking lot
Roadway realignment	Parking lot
Parking areas	Buildings, parking areas

The proposed developed locations within the Campus are not designed as current recharge facilities for groundwater basin by Metropolitan Water District of Southern California.[10]

Floodways and 100-Year Flood Zone

The proposed project area is neither located within a flood hazard area or a 100-year flood zone[11,12] nor located within the potential flood zone of any levees or dams. The Los Angeles River is located approximately 1 mile west of the proposed project site and is the nearest flood control facility.[13] The Los Angeles River provides a 100-year level of protection to adjacent land uses from a 100-year flood event.

Seiches, Tsunamis, and Mudflows

Seiches and tsunamis are the result of tectonic activity, such as an earthquake. A seiche is an oscillation of the surface of a landlocked body of water that can create a hazard to persons and structures on and in the vicinity of the water. A review of the U.S. Geological Survey 7.5-minute series Long Beach topographic quadrangle[14] indicated that the Los Angeles River located 1 mile to the west and an urban reservoir located approximately 1.5 miles to the east are the nearest landlocked water bodies. These man-made structures have been designed in accordance with applicable state and local statutes and regulations and do not represent a threat to the proposed project area. A tsunami is a long-period, high-velocity tidal surge that can result in a series of very low (trough) and high (peak) sea levels, with the potential to inundate areas up to several miles

[10] Metropolitan Water District of Southern California. November 1990. *The Regional Urban Water Management Plan for the Metropolitan Water District of Southern California*. Contact: 1111 Sunset Boulevard, P.O. Box 54153, Los Angeles, CA 90054.

[11] Federal Emergency Management Agency. 1996. "Compliant Metadata for Q3 Flood Data Coverage for Los Angeles, California." Contact: Federal Emergency Management Agency, 500 C Street, SW Washington, DC 20472.

[12] City of Long Beach, Department of Planning and Building. July 1991. "Flood Hazard Areas Map" in *Land Use Element of the Long Beach General Plan*. Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

[13] U.S. Geological Survey. Photorevised 1981 (1964). Long Beach, California, 7.5-Minute Series Topographic Quadrangle. (Scale = 1:24,000.) Contact: U.S. Geological Survey National Center, 12201 Sunrise Valley Drive, Reston, VA 20192.

[14] U.S. Geological Survey. Photorevised 1981 (1964). Long Beach, California, 7.5-Minute Series Topographic Quadrangle. (Scale = 1:24,000.) Contact: U.S. Geological Survey National Center, 12201 Sunrise Valley Drive, Reston, VA 20192.

from the coast, creating hazards to people or structures from loss, injury, or death. Most of the hazards created by a tsunami come when a trough follows the peak, resulting in a rush of sea water back into the ocean. A mudflow is a moving mass of soil that is made fluid by a loss of shear strength, generally as a result of saturation from rain or melting snow. The proposed project site is approximately 3.5 miles northeast of the Pacific Ocean at elevations between approximately 19 and 67 feet above MSL and is therefore not susceptible to tsunamis. The proposed project site is located in an area of relatively low relief that does not create the potential for mudflows.

3.6.3 Significance Thresholds

The potential for the proposed project to result in impacts to hydrology and water quality was analyzed in relation to the questions contained in Appendix G of the State of California Environmental Quality Act (CEQA) Guidelines. A project would normally be considered to have a significant impact to hydrology and water quality when the potential for any one of the following 10 thresholds occurs:

- Violation of any water quality standards or waste discharge requirements
- Substantial depletion of groundwater supplies or interference with groundwater recharge, leading to a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of preexisting nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)
- Substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation either on site or off site
- Substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or substantial increase in the rate or amount of surface runoff in a manner that would result in flooding either on site or off site
- Creation or contribution of runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff
- Substantial degradation of water quality
- Placement of 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
- Placement of structures within a 100-year flood hazard area that would impede or redirect flood flows
- Exposure of 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
- Inundation by seiche, tsunami, or mudflow

3.6.4 Impact Analysis

Drainage

The hydrology report (Appendix H) prepared for the proposed Master Plan of Land Uses and six construction elements of the proposed project demonstrate that the existing storm drain system has adequate capacity to support the proposed Campus improvements. Because the existing Campus is characterized by impervious surfaces, the replacement of existing impervious surfaces with new impervious surfaces would not be expected to increase the volume of storm water runoff. The regional storm drain system is sized in a manner to handle the storm water flows from surrounding areas, accounting for numerous acres of land area that feed into the local storm drain system. The proposed improvements do not carry a component that would otherwise increase storm water runoff beyond normal rainfall amounts, as it is in the existing condition. Therefore, the hydrology and storm water drainage conditions that would result from the proposed project will be the same as the existing conditions and the drainage will follow a similar pattern with similar velocities and quantities.

Vehicular and pedestrian circulation patterns would be improved through the realignment of selected internal roadways and a Wayfinding and Signage Plan. Specifically, a 520-linear-foot section of the alignment of Patterson Street/Memorial Medical Center Drive as it extends through the Campus would be realigned southward by approximately 300 feet from its current intersection at Atlantic Avenue, near 28th Street on the east side of the Campus, to make a closer connection with the existing alignment of Patterson Street at Atlantic Avenue. As a result, the intersection of Atlantic Avenue and 28th Street would become a T-intersection. The roadway would consist of three site entry lanes and three site exit lanes, with an automated traffic control gate for each lane. The present roadway is approximately 85 feet wide at Atlantic Avenue. The roadway would narrow to 40 feet where it transitions to the existing Patterson Street near Pasadena Avenue. The planned street realignment must be designed to meet existing grades along the edge of existing development. Implementation of this design would result in overall street grades and drainage patterns that are subsequently similar to existing conditions. Therefore, the hydrology and storm water drainage conditions that result from the proposed project would be substantially the same as existing conditions. The drainage would continue to follow a similar pattern, with similar velocities and quantities.

The planned roadway realignment would require some realignment of storm water drainage facilities. The hydrology of the proposed project site would not be altered to the point that an impact would occur at the time of concentration for storm water runoff; therefore, the peak flow rate of runoff would not deviate from existing conditions.

Surface Water Quality

The primary objectives of the 1987 amendments to the CWA that established a framework for regulating storm water discharges from municipal, industrial, and construction activities under the NPDES include the following:

- Effectively prohibit non-storm water discharges
- Reduce the discharge of pollutants from storm water conveyance systems to the maximum extent practicable

Water quality impacts may occur during construction and operation of the proposed project. To minimize water quality impacts, the proposed project must implement measures that would minimize the discharge of pollutants of concern to the storm drain system. Pollutants of concern consist of any pollutants that exhibit one or more of the following characteristics:

- Current loadings or historic deposits of the pollutant are impacting the beneficial uses of a receiving water.

- Elevated levels of the pollutant are found in sediments of receiving water and/or have the potential to bioaccumulate in organisms therein.

- The detectable inputs of the pollutant are at a concentrations or loads considered to be potentially toxic to humans and/or flora and fauna.

However, it is possible that a combination of BMPs not so designated may, in a particular circumstance, be better suited to maximize the reduction of the pollutants. Implementation of temporary measures must occur during construction of the proposed project, and permanent storm water quality management measures must be implemented in the project design. In conjunction with preparation of the project construction documents, the design engineer should incorporate permanent BMPs into the proposed project.

As a part of the NPDES permit issued to Los Angeles County by the RWQCB, the LBSWMP requires new developments to meet the permit requirements through a SUSMP. The proposed project falls into the category of projects requiring a SUSMP and overall compliance with the NPDES permit programs. The SUSMP outlines the planned activities and structures, or BMPs, to reduce or eliminate non-storm discharges to the storm water system. These requirements meet the water quality standards as set forth by the presiding agencies and address storm runoff quantity and flow rate, suspended solids (primarily from erosion), and contaminants such as phosphorus (primarily from landscaping) and hydrocarbons (primarily from automobiles). Therefore, the proposed project, through the development of a SUSMP, would incorporate BMPs that would effectively reduce or eliminate the discharge of total suspended solids (TSS), or suspended sediment, off site. Currently, BMPs are not incorporated on the proposed project site, so providing the BMPs in the new development would actually enhance the water quality discharged from the proposed project site. To implement these requirements, the proposed project would prepare a Local Storm Water Pollution Prevention Plan. If construction occurs between October 1 of one year and April 15 of the following year, a Wet Weather Erosion Control Plan must also be prepared and implemented by the contractor.

Operation of the proposed project would not have an adverse effect on the storm water runoff. The proposed structures and surrounding features replace a nearly impervious surface, thereby increasing (or maintaining) the current infiltration rate of storm water and attenuating the peak discharge rate of the proposed project site to the surrounding environment. In addition, through the proper design of landscape features and site grading, as well as implementation of structural BMPs, the site would effectively treat the runoff to a higher quality than what is currently discharged.

The City of Long Beach currently has a street sweeping program that would remove miscellaneous trash debris and sediment that may accumulate in street gutters.

Groundwater

Construction and operation of the proposed project would not interfere with groundwater recharge or reduce groundwater supplies. The proposed project and surrounding features replace a nearly impervious surface. Section 3.4, Geology and Soils, provides a detailed discussion of the potential for liquefaction and subsurface drainage, where necessary, to prevent near-surface soil saturation.

100-Year Flood Zone

As discussed under Section 3.6.2, Existing Conditions, the proposed project is not within a designated floodplain management area.[15] Furthermore, the proposed project is located west of (and not in) the potential inundation area from a catastrophic failure at Sepulveda Dam in the San Fernando Valley. Therefore, implementation of the proposed project would not result in direct or indirect impacts related to the placement of housing or other structures within the 100-year flood hazard area or floodplain management area, or 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.

Seiche, Tsunamis, and Mudflows

Implementation of the proposed project would not result in inundation by a seiche, tsunami, or mudflow.

Due to the sufficient elevation of the proposed project area and the distance from the ocean and other bodies of water, there would be no direct or indirect impacts related to seiches or tsunamis. The low relief of the proposed project area does not contribute to the risk for earthquake-related ground failures that would result in mudflows; therefore, there would be no direct or indirect impacts.

3.6.5 Cumulative Impacts

The incremental impact of the proposed project, when considered with the related past, present, or reasonably foreseeable, probable future projects (Section 2, Table 2.6-1, *List of Related Projects*), would not cause a significant cumulative impact to hydrology and water quality. The proposed project would not impact groundwater recharge because there is no net increase in impervious surfaces from that of the existing conditions; therefore, the implementation of the proposed project would not cumulatively impact groundwater levels and quality when analyzed with the other projects in the area, both related and unrelated. The proposed project would include the incorporation of BMPs for sediment and erosion control during construction and, therefore, would not cause a significant impact on surface water quality and erosion. Therefore, implementation of the proposed project would not cause an incremental impact when considered with the related past, present, or reasonably foreseeable, probable future project.

[15] County of Los Angeles, Department of Regional Planning. 1993. *Streamlined County of Los Angeles General Plan*. Contact: 320 West Temple Street, Room 1348, Los Angeles, CA 90012.

3.6.6 Mitigation Measures

Measure Hydro-1

The Office of Statewide Health Planning and Development (OSHPD) shall require the construction contractor to avoid erosion, transport of pollutants, and siltation during construction of the Miller Children's Hospital pediatric inpatient tower Phases I and II, utility trench, and central plant building. Prior to final grading plans, the OSHPD shall ensure that the plans and specifications require the construction contractor to comply with the revised General Construction Activity Storm Water Permit. Such compliance measures would, at a minimum, include the preparation of a Notice of Intent and the implementation of a Local Storm Water Pollution Prevention Plan (SWPPP) and a Wet Season Erosion Control Plan (for work between October 15 and April 15). These plans shall incorporate all applicable best management practices (BMPs), as described in the California Storm Water Best Management Practice Handbook, Construction Activity, into the construction phase of the proposed project. Prior to construction, temporary measures must be implemented to prevent transport of Pollutants of Concern from the construction site to the storm drainage system. The BMPs shall apply to both the actual work areas and contractor staging areas. Selection of construction-related BMPs would be in accordance with the requirements of the City of Long Beach Storm Water Program, Development Best Management Practices Handbook.

Measure Hydro-2

The City of Long Beach Department of Public Works shall require the construction contractor to avoid erosion, transport of pollutants, and siltation during construction of the Miller Children's Hospital (MCH) pediatric outpatient building, MCH link building, Todd Cancer Institute Phases I and II, roadway realignment, and parking areas. Prior to final grading plans, the City of Long Beach Department of Public Works shall ensure that the plans and specifications require the construction contractor to comply with the revised General Construction Activity Storm Water Permit. Such compliance measures would, at a minimum, include the preparation of a Notice of Intent and the implementation of a Local Storm Water Pollution Prevention Plan (SWPPP) and a Wet Season Erosion Control Plan (for work between October 15 and April 15). These plans shall incorporate all applicable best management practices (BMPs), as described in the California Storm Water Best Management Practice Handbook, Construction Activity, into the construction phase of the proposed project. Prior to construction, temporary measures must be implemented to prevent transport of Pollutants of Concern from the construction site to the storm drainage system. The BMPs shall apply to both the actual work areas and contractor staging areas. Selection of construction-related BMPs would be in accordance with the requirements of the City of Long Beach Storm Water Program, Development Best Management Practices Handbook.

Measure Hydro-3

Prior to final grading plans for the Miller Children's Hospital pediatric inpatient tower Phases I and II, utility trench, and central plant building, the Office of Statewide Health Planning and Development shall review the final grading plans to ensure that the plans and specifications require the construction contractor to prepare a Standard Urban Storm Water Management Plan (SUSMP) for construction activities and to implement best management practices (BMPs) for construction, materials, and waste-handling activities, which include the following:

- Schedule excavation, grading, and paving activities for dry weather periods.
- Control the amount of runoff crossing the construction site by means of berms and drainage ditches to divert water flow around the site.
- Identify potential pollution sources from materials and wastes that will be used, stored, or disposed of on the job site.
- Inform contractors and subcontractors about the clean storm water requirements and enforce their responsibilities in pollution prevention.

The construction contractor shall incorporate SUSMP requirements and BMPs to mitigate storm water runoff that include, but are not limited to, the following:

- The incorporation of bioretention facilities located within the proposed project area
- The incorporation of catch basin filtration systems
- The use of porous pavements to reduce runoff volume

Measure Hydro-4

Prior to final grading plans for the Miller Children's Hospital (MCH) pediatric outpatient building, MCH link building, Todd Cancer Institute Phases I and II, roadway realignment, and parking areas, the City of Long Beach Department of Public Works shall review the final grading plans to ensure that the plans and specifications require the construction contractor to prepare a Standard Urban Storm Water Management Plan (SUSMP) for construction activities and to implement best management practices (BMPs) for construction, materials, and waste-handling activities, which include the following:

- Schedule excavation, grading, and paving activities for dry weather periods.
- Control the amount of runoff crossing the construction site by means of berms and drainage ditches to divert water flow around the site.
- Identify potential pollution sources from materials and wastes that will be used, stored, or disposed of on the job site.
- Inform contractors and subcontractors about the clean storm water requirements and enforce their responsibilities in pollution prevention.

The construction contractor shall incorporate SUSMP requirements and BMPs to mitigate storm water runoff that include, but are not limited to, the following:

- The incorporation of bioretention facilities located within the proposed project area
- The incorporation of catch basin filtration systems
- The use of porous pavements to reduce runoff volume

Measure Hydro-5

The Office of Statewide Health Planning and Development (OSHPD) shall require the construction contractor to undertake daily street sweeping and trash removal throughout the construction of the Miller Children's Hospital pediatric inpatient tower Phases I and II, utility trench, and central plant building. The purpose of the street sweeping and trash removal shall be to avoid degradation of water quality. Prior to the completion of final plans and specifications, the OSHPD shall review the plans and specifications to ensure that the construction documents include a requirement that the construction contractor provide daily street sweeping and trash removal to prevent degradation of water quality.

Measure Hydro-6

The City of Long Beach Department of Public Works shall require the construction contractor to undertake daily street sweeping and trash removal throughout the construction of the Miller Children's Hospital (MCH) pediatric outpatient building, MCH link building, Todd Cancer Institute Phases I and II, roadway realignment, and parking areas. The purpose of the street sweeping and trash removal shall be to avoid degradation of water quality. Prior to the completion of final plans and specifications, the City of Long Beach Department of Public Works shall review the plans and specifications for the proposed project to ensure that the construction documents include a requirement that the construction contractor provide daily street sweeping and trash removal to prevent degradation of water quality.

Measure Hydro-7

Potential impacts to hydrology and water quality related to the degradation of water quality during construction of the proposed project shall be reduced to below the level of significance through the requirement to conduct a detailed hydrology study based on the final site plans and to implement the recommendations, or comparable measures, into the plans and specifications for each proposed project element prior to final approval by the City of Long Beach Department of Public Works. The hydrology study shall be prepared by a certified civil engineer, and a draft report, including recommendations, shall be submitted to the City of Long Beach Department of Public Works for review. The City of Long Beach Department of Public Works shall provide comments, if any, within 14 days of receiving the draft hydrology study. Monitoring and enforcement shall be the responsibility of the City of Long Beach Department of Public Works.

3.6.7 Level of Significance after Mitigation

Implementation of mitigation measures Hydro-1 through Hydro-7 would be expected to reduce potential impacts to hydrology and water quality to below the level of significance.

3.7 LAND USE AND PLANNING

As a result of the analysis undertaken in the Initial Study for the Long Beach Memorial Medical Center Expansion (proposed project),[1] the City of Long Beach (City) Department of Planning and Building determined that the proposed project may result in environmental impacts to land use and planning. Therefore, this issue is being carried forward for detailed analysis in this Environmental Impact Report (EIR). This analysis was undertaken to identify opportunities to avoid, reduce, or otherwise mitigate potential significant impacts to land use and planning and to identify potential alternatives.

The analysis of land use and planning includes a description of the regulatory framework that guides the decision-making process, existing conditions of the proposed project area, thresholds for determining if the proposed project would result in significant impacts, anticipated impacts (direct, indirect, and cumulative), mitigation measures, and level of significance after mitigation.

Land use and planning at the proposed project site were evaluated with regard to state, regional, and local data and forecasts for land use and planning; the City of Long Beach General Plan;[2] the City of Long Beach Municipal Code;[3] and the California Health and Safety Code.[4]

3.7.1 Regulatory Framework

The proposed project site lies within the primary land use jurisdiction of the City of Long Beach. The proposed project is required to comply with the City of Long Beach land use policies, ordinances, and regulations. The proposed project is subject to the City of Long Beach General Plan and the City of Long Beach Municipal Code. The proposed project must also comply with the California Health and Safety Code. The analysis of conformity to State of California and City of Long Beach land use and planning standards allows the EIR to fulfill its intended purpose as an informational document.

[1] City of Long Beach, Department of Planning and Building. 20 August 2004. *Initial Study for the Long Beach Memorial Medical Center Expansion Project*. Prepared by: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

[2] City of Long Beach, Department of Planning and Building. July 1991. *General Plan Maps and Descriptions of Land Use Districts*. Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

[3] City of Long Beach. 1982. City of Long Beach Municipal Code (Ord. C-5831 § 1, 1982), Chapter 21. Available at: http://www.longbeach.gov/apps/cityclerk/lbmc/title-21/frame.htm

[4] State of California. 1994. California Health and Safety Code. Available at: http://www.longbeach.gov/apps/cityclerk/lbmc/title-21/chapter21-10.htm

State

California Health and Safety Code

California Health and Safety Code Section 130005 directs the Office of Statewide Health Planning and Development (OSHPD) to develop definitions of earthquake performance categories. Senate Bill 1953[5] is an amendment to and furtherance of the Alfred E. Alquist Hospital Seismic Safety Act of 1983. The following goal and policy relate to land use and planning in the proposed project area:

Goal: Emergency regulations

Policy: To promote general acute care hospital buildings that are not only capable of remaining intact after a seismic event but also capable of continued operation and provision of acute care medical services after a seismic event

Local

City of Long Beach General Plan

The Land Use element of the City of Long Beach General Plan[6] provides the following goal relate to land use and planning in the proposed project area:

Goal: Quality Services: Long Beach will emphasize quality in the provision of services to its residents and businesses, and will strive to make public services readily accessible to all citizens.

City of Long Beach Land Use Designations and Municipal Code

The various requirements for zoning are provided in the City of Long Beach Municipal Code.[7]

3.7.2 Existing Conditions

Existing Land Use

The proposed project is located within the existing boundaries of the Long Beach Memorial Medical Center campus (Campus) and addresses proposed master planning for land uses up to year 2020 and the development of six proposed project elements, within the approximately 54-acre Campus located in the City of Long Beach, County of Los Angeles, California (see Section 2, *Project Description*, Figure 2.1-1, *Regional Vicinity*). The existing land uses include two licensed hospitals within the Campus: the Long Beach Memorial Medical Center (LBMMC) and Miller Children's Hospital (MCH) and related facilities and infrastructure. The Campus is completely developed and is characterized by six general

[5] Office of Statewide Health Planning and Development. 1994. Senate Bill 1953, Chapter 740, Amendment to the Alfred E. Alquist Hospital Seismic Safety Act of 1983, Sections 130000 through 130070. Available at: http://www.oshpd.cahwnet.gov/SB1953/index.htm

[6] City of Long Beach, Department of Planning and Building. July 1991. *General Plan Maps and Descriptions of Land Use Districts*. Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

[7] City of Long Beach. 1982. City of Long Beach Municipal Code (Ord. C-5831 § 1, 1982), Chapter 21. Available at: http://www.longbeach.gov/apps/cityclerk/lbmc/title-21/frame.htm

land uses: (1) inpatient medical facilities, (2) outpatient medical facilities, (3) mixed-use facilities, (4) utilities, (5) circulation, and (6) parking (see Section 2, Figure 2.2-1, *Existing Conditions*, and Figure 2.2-2, *Site Photographs*). There are approximately 1,213,945 gross square feet of structures located within the Campus (see Section 2, Table 2.2-2, *Existing Conditions: Gross Floor Areas*).[8] The two hospitals are centrally located on the Campus, north of 27th Street, east of Long Beach Boulevard, south of Columbia Street, and west of Atlantic Avenue. Inpatient services are provided at both hospitals. Outpatient services are provided in structures located north and south of LBMMC and MCH. There are a variety of mixed uses housed in structures located south of 27th Street, including a research building, a medical office building, a guest residence, nutrition programs, and outpatient clinics. There are also 51 residential units located south of 27th Street. A child care center is located north of 27th Street. Approximately 1.93 acres are dedicated to circulation within the Campus, not including public right-of-ways. There are a total of 3,452 parking spaces located in 11 locations throughout the Campus, including 259 surplus parking spaces (see Section 2, Figure 2.2-1; Figure 2.2-3, *Existing Parking*; and Table 2.2-3, *Existing Parking*).

The City of Long Beach General Plan Land Use element[9] designates the Campus Land Use Designation (LUD) No. 7 Mixed-Use District (Figure 3.7.2-1, *General Plan Land Use Designations*). This district provides for large, vital activity centers, such as medical facilities, which by their nature involve mixed uses. The Campus also lies within the Central Long Beach Redevelopment Area.

According to the City of Long Beach Municipal Code,[10] there are currently four zoning designations within the Campus (Figure 3.7.2-2, *Existing Zoning Districts*). Approximately one-third of the Campus, located between 29th Street and 27th Street is zoned Institutional (I). The principal permitted use of the Institutional designation is that of a public or institutional nature, including hospitals, medical centers, medical office complexes, convalescent hospitals, parking, schools, social service office of nonprofit organizations, and special group residences. The portions of the Campus between 29th Street and Spring Street are zoned as Planned Development (PD-29; Long Beach Boulevard Planned Development) and Regional Highway (CHW) Districts. The PD District was established to allow flexible development plans to be prepared for areas of the City of Long Beach that may benefit from the formal recognition of unique or special land use and the definition of special design policies and standards not otherwise possible under conventional zoning district regulations. The CHW District is a commercial use district for mixed-scale commercial uses along major arterial streets and regional traffic corridors. The portions of the Campus between 27th Street and Willow Street are zoned as CHW and Community Automobile-Oriented (CCA) Districts.[11] The CCA District permits retail and service uses for an entire community, including convenience and comparison shopping goods and associated services.

Adjacent Land Uses and Land Use Compatibility

Oil production facilities and residential uses are located to the north of the proposed project site (Figure 3.7.2-3, *Immediate Vicinity of the Long Beach Memorial Medical Center*). The Atlantic and

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[8] Marie Campbell, *Personal Communication*, 9 August 2004. Pat Johner, Long Beach Memorial Medical Center, 2801 Atlantic Avenue, Long Beach, CA 90806-1737.

[9] City of Long Beach, Department of Planning and Building. July 1991. *General Plan Maps and Descriptions of Land Use Districts*. Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

[10] City of Long Beach. 1982. City of Long Beach Municipal Code (Ord. C-5831 § 1, 1982), Chapter 21. Available at: http://www.longbeach.gov/apps/cityclerk/lbmc/title-21/frame.htm

[11] City of Long Beach. 1982. City of Long Beach Municipal Code (Ord. C-5831 § 1, 1982), Chapter 21. Available at: http://www.longbeach.gov/apps/cityclerk/lbmc/title-21/frame.htm

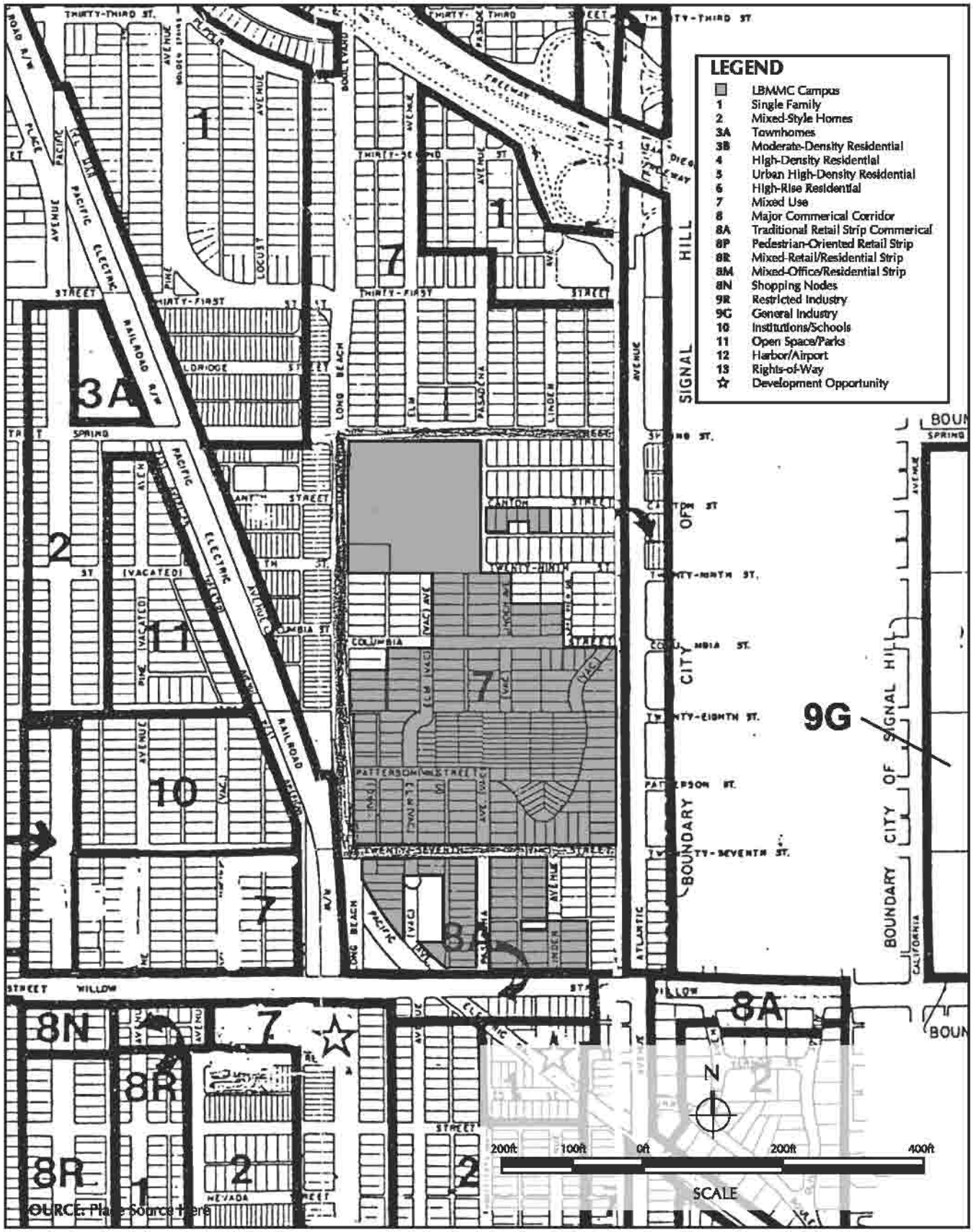
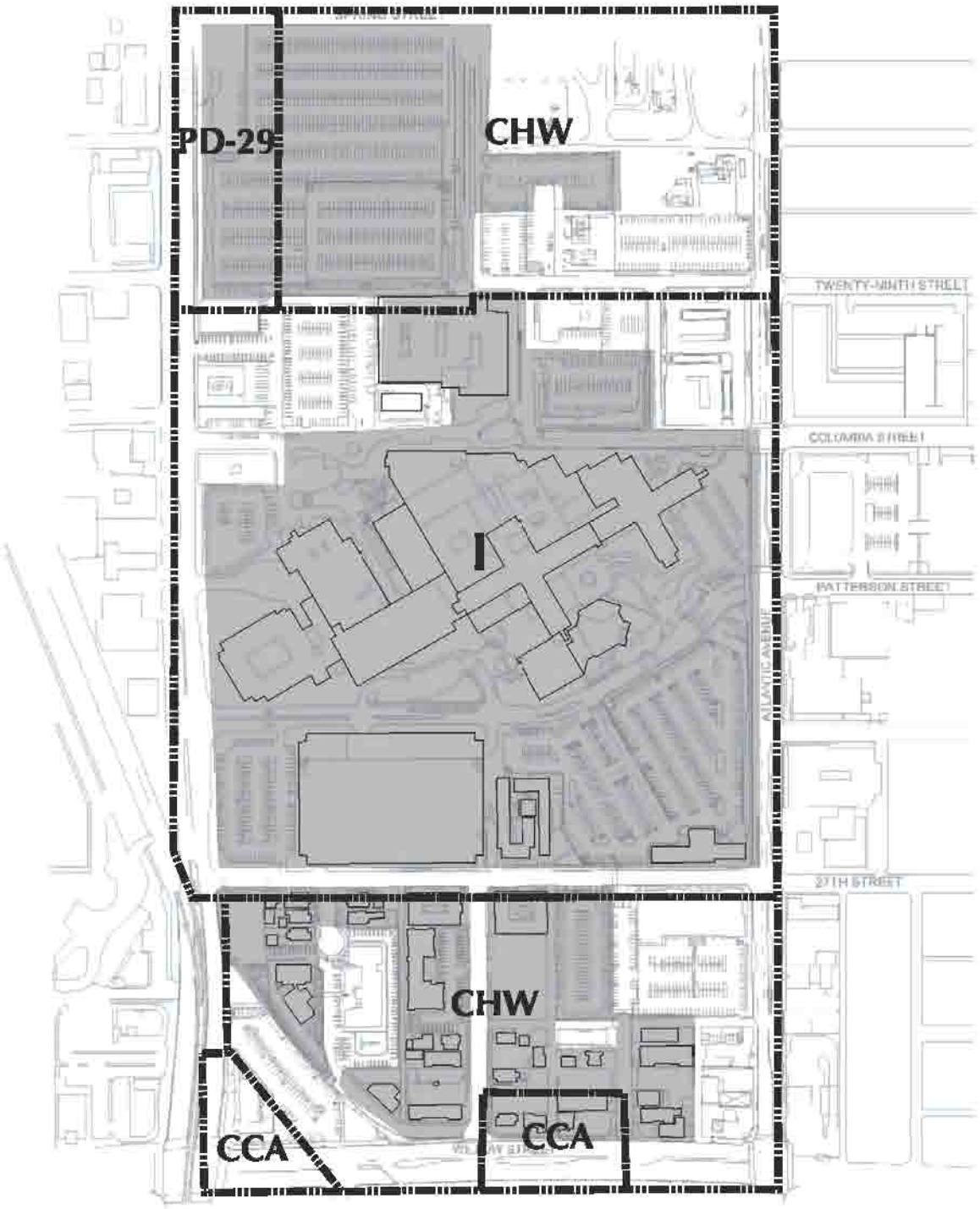


FIGURE 3.7.2-1
General Plan Land Use Designations



LEGEND

- Zoning Districts
- LBMMC Campus
- PD-29 Planned Development
- CHW Regional Highway Commerical
- I Institutional
- CCA Community Automobile-Oriented

N

Not to Scale

FIGURE 3.7.2-2
Existing Zoning Districts

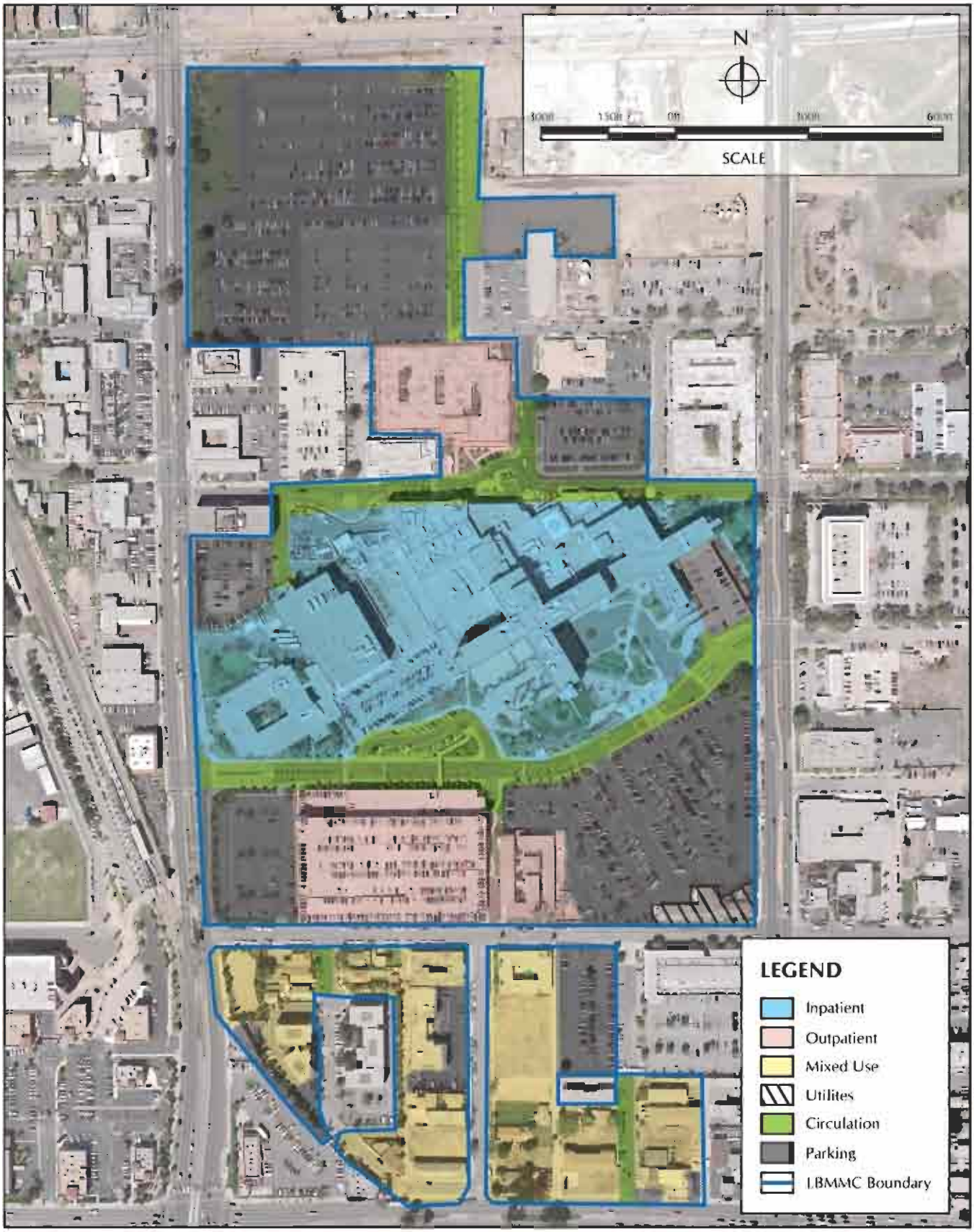


FIGURE 3.7.2-3
Immediate Vicinity of the Long Beach Memorial Medical Center

Spring neighborhood in the City of Signal Hill includes medical facilities bordering the proposed project site on the east. There are residential uses to the south. Commercial uses, Veteran's Memorial Park, and Robinson High School are located to the west of the proposed project site.

3.7.3 Significance Threshold

The potential for the proposed project to result in impacts related to land use and planning was analyzed in relation to the questions contained in Appendix G of the State of California Environmental Quality Act (CEQA) Guidelines.

The proposed project would normally be considered to have a significant impact to land use and planning when the potential for any one of the following three thresholds occurs:

- Causes the physical division of an established community
- Conflicts with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect
- Conflicts with any applicable Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP)

3.7.4 Impact Analysis

The Initial Study identified a potential significant impact to land use and planning due to the potential for the proposed project to conflict with applicable adopted land use plans, policies, or regulations.

The proposed project is subject to the City of Long Beach General Plan[12] policies and regulations. The proposed project site is currently designated as LUD No. 7 Mixed-Use District in the Land Use element of the City of Long Beach General Plan[13] (Figure 3.7.2-1). The proposed project would be consistent with the City of Long Beach General Plan[14] policies and regulations. Therefore, no significant impact would occur.

The City of Long Beach Municipal Code[15] currently assigns four zoning designations to the Campus (Figure 3.7.2-2). Almost one-third of the Campus, located between 29th Street and 27th Street, is zoned as an I District. The portion of the Campus between 29th Street and Spring Street is zoned as a PD-29 District. The proposed project includes a requested zone change for this portion of the proposed project site from a CHW District to a PD-29 District. If the City of Long Beach approves this

[12] City of Long Beach, Department of Planning and Building. July 1991. *General Plan Maps and Descriptions of Land Use Districts*. Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

[13] City of Long Beach, Department of Planning and Building. July 1991. *General Plan Maps and Descriptions of Land Use Districts*. Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

[14] City of Long Beach, Department of Planning and Building. July 1991. *General Plan Maps and Descriptions of Land Use Districts*. Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

[15] City of Long Beach. 1982. City of Long Beach Municipal Code (Ord. C-5831 § 1, 1982), Chapter 21. Available at: http://www.longbeach.gov/apps/cityclerk/lbmc/title-21/frame.htm

zone change, the proposed project would be consistent with the City of Long Beach Municipal Code for land use zoning. Therefore, no significant impact would occur.

With respect to the two other significance thresholds, the Initial Study did not identify the potential for significant impact. An analysis of the basis for these Initial Study findings is also provided below.

Physical Division of an Established Community

The proposed project is not expected to result in impacts to land use and planning through the physical division of an established community. The proposed project is completely within the City of Long Beach Memorial Hospital Medical Center Activity Node as designated in its General Plan Land Use element.[16] The proposed project would be implemented within the existing 54-acre Campus, and construction and demolition would solely involve developed parcels already owned or leased by the LBMMC. Thus, the proposed project would be situated in a manner that is compatible with the existing community, and there are no expected impacts to land use and planning resulting in a physical division of an established community. Therefore, no further analysis is warranted.

Conflicts with Adopted Relevant Plans and Policies in the Proposed Project Area

Direct and Indirect Impacts

City of Long Beach General Plan

The implementation of the proposed project would not have a significant impact on land use related to conflicts with adopted relevant plans and policies in the proposed project area. The proposed project site is within the primary land use jurisdiction of the City of Long Beach. The proposed project is subject to the City of Long Beach General Plan.[17] The Land Use element designates the Campus as LUD No. 7 Mixed-Use District.[18] This district provides for large, vital activity centers, such as medical facilities, which by their nature involve mixed uses. The present Campus is the heart of the General Plan Land Use element's Memorial Hospital Medical Center Activity Node. According to the General Plan, the policy objectives of LUD No. 7 are as follows:

- Centers are now or will be regulated by areawide planned development plans and ordinances.
- Land use controls and design and development standards for these areas shall be contained in the planned development plans and ordinances for each area.
- Land is intended for use in large, vital activity centers, not in strips along major arterials.

[16] City of Long Beach, Department of Planning and Building. July 1991. *Land Use Element of the Long Beach General Plan*. Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

[17] City of Long Beach, Department of Planning and Building. July 1991. *General Plan Maps and Descriptions of Land Use Districts*. Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

[18] City of Long Beach, Department of Planning and Building. July 1991. *General Plan Maps and Descriptions of Land Use Districts*. Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

- Combinations of land uses intended by this district are, for example, employment centers such as retail, offices, medical facilities, higher density residences, visitor-serving facilities, personal and professional services, or recreational facilities.

- Land is not intended for uses that may have a detrimental effect on the ambiance, environment, or social well-being of the area, such as industrial and manufacturing uses, warehousing activities, and outside storage.

- Residential densities will vary and be specified in the planned development ordinances for each district.

The Land Use element of the General Plan states, "Tall buildings in this center would be very appropriate from the urban design perspective, helping to enhance the importance of the area, and providing identification from the street and freeway networks."[19]

Within the wider Campus, the proposed project consists of a Master Plan of Land Uses that provides a conceptual framework for reorganization of the six existing land uses to accommodate the proposed project and anticipated future community needs for expansion of medical service facilities within the Campus boundary (Section 2, Figure 2.4-1, *Proposed Master Plan of Land Uses*). The proposed tall buildings and land uses are all consistent with the existing LUD No. 7 Mixed-Use District in the General Plan land use designation:

- The proposed project would be regulated by an areawide Master Plan, design guidelines, and ordinances.

- Land use controls and design and development standards would be contained in the Master Plan and design guidelines, and relevant ordinances.

- The proposed project would expand on the existing hospital facility, which is laid out as a campus after a landscaping pattern of the University of Southern California and does not allow strip development along Long Beach Boulevard or Atlantic Avenue.

- The proposed medical facilities are included in the list of combined land uses intended for this district.

- The proposed project would not introduce uses that may have a detrimental effect on the ambiance, environment, or social well-being of the area.

- Residential uses are not proposed at this point of time, and potential future densities are specified in the revised Master Plan (Appendix A, *Master Plan*) and ordinances for the district.

The proposed project could be accommodated within the existing General Plan LUD, which is LUD No. 7 Mixed-Use District. LUD No. 7 is intended to specify a vital core activity center with specific land uses that may vary over time, so long as they contribute to and do not detract from the social well-being of the mixed-use planned development. The proposed project can be accommodated

[19] City of Long Beach, Department of Planning and Building. July 1991. *Land Use Element of the Long Beach General Plan*. (Page 217.) Prepared by: City of Long Beach, Department of Planning and Building, City Hall, 333 West Ocean Boulevard, Long Beach, CA 90802.

within the existing LUD No. 7 designation and would not conflict with the General Plan's land use policies, plans, and regulations.

City of Long Beach Municipal Code

The proposed project includes a requested zoning amendment to provide consistency with the proposed project and uses the appropriate zoning and General Plan designations.

The portions of the Campus between 29th Street and Spring Street are zoned as PD-29 and CHW Districts. The PD District was established to allow flexible development plans to be prepared for areas of the City of Long Beach that may benefit from the formal recognition of unique or special land use and the definition of special design policies and standards not otherwise possible under conventional zoning district regulations. The CHW District is a commercial use district for mixed-scale commercial uses along major arterial streets and regional traffic corridors. Under the proposed project, LBMMC has requested the City to extend the eastern edge of the PD-29 zoning, between Spring Street (on the north) and 29th Street (on the south), to Pasadena Avenue. That land is currently zoned as a CHW District. However, the land owned by LBMMC between 27th Street (to the north) and Willow Street (to the south), currently zoned as a CHW District and as a CCA District, would maintain the existing zoning as it accommodates the proposed uses (Figure 3.7.4-1, *Proposed Zoning Districts*). If the City of Long Beach approves this zone change, the proposed project would be consistent with the City's zoning ordinance in the City of Long Beach Municipal Code.[20] This change is not anticipated to cause any significant conflict with the General Plan's land use policies, plans, and regulations because it allows for the same uses as the current land use designation and it anticipates the likely increased future demand for expansions in the capacity of the region's medical service facilities.

The proposed rezoning would not raise any conflicts with the purpose and intent or the objectives of the existing Land Use element LUD No. 7 Mixed Use designation.

The proposed project site is also within the Central Long Beach Redevelopment Area, but it is not within the boundaries of its two critical redevelopment areas subsections. The proposed project is not subject to a redevelopment agency agreement, and a redevelopment agency site plan review is not required.[21,22]

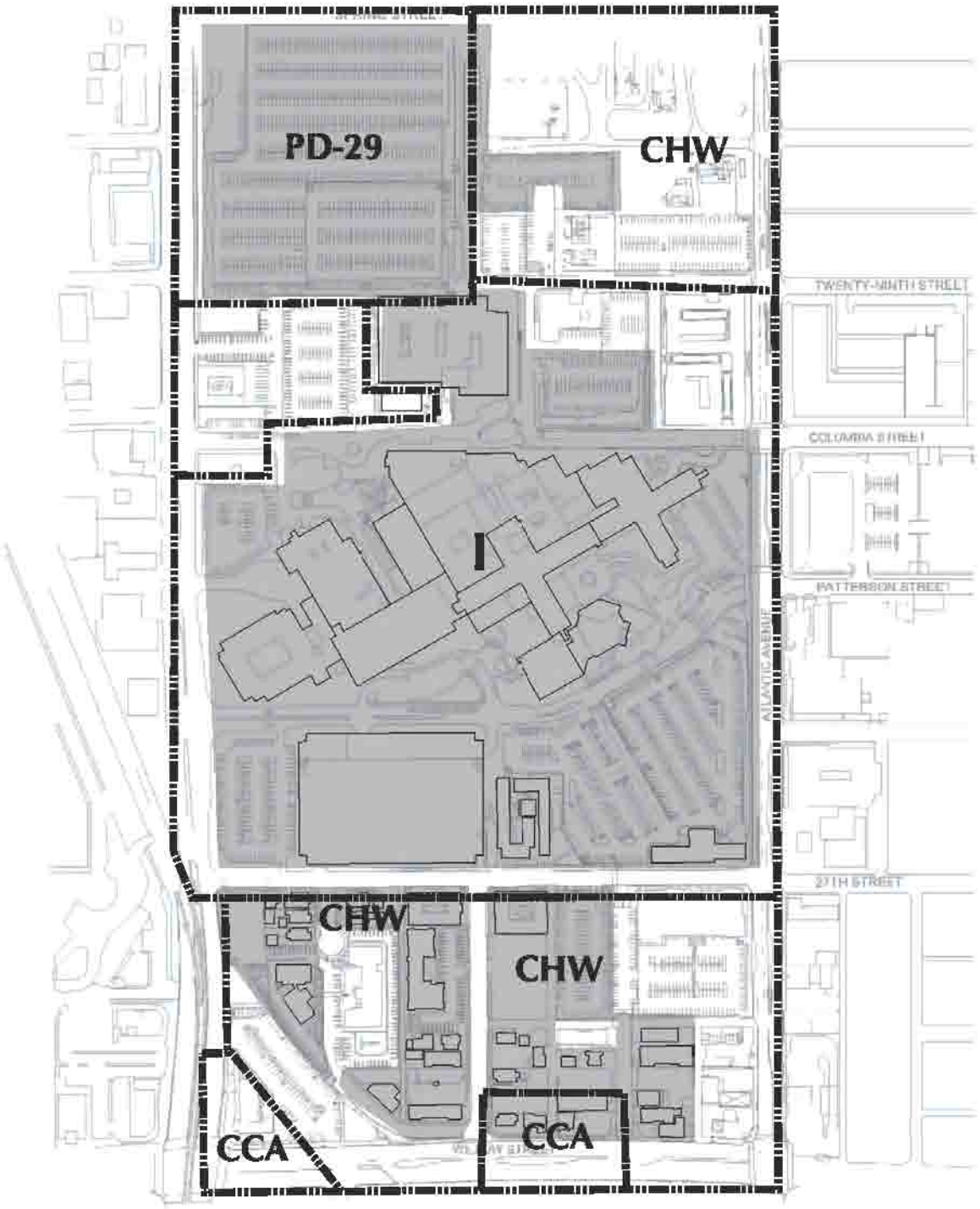
The Atlantic and Spring neighborhood in the City of Signal Hill borders the proposed project site along the east side of Atlantic Avenue, and the Land Use element of its General Plan is also consistent with the medical center expansion activities of the proposed project.[23] The proposed project is in a State Enterprise Zone, which indicates that it is recognized as a socioeconomically challenged area and that the State of California offers economic incentives to businesses that locate within the zone; however, this does not affect land use at the proposed project site.

[20] City of Long Beach. 1982. City of Long Beach Municipal Code (Ord. C-5831 § 1, 1982), Chapter 21. Available at: http://www.longbeach.gov/apps/cityclerk/lbmc/title-21/frame.htm

[21] City of Long Beach, Redevelopment Agency. June 2003. *Redevelopment Agency Design Review*. Contact: City of Long Beach, 333 West Ocean Boulevard, 3rd Floor, Long Beach, CA 90802.

[22] Angela Reynolds, *Personal Communication*, 25 June 2004. City of Long Beach, Department of Planning and Building, 333 West Ocean Boulevard, 3rd Floor, Long Beach, CA 90802.

[23] City of Signal Hill, Community Development Department. 3 July 2001. *Land Use Element of the Signal Hill General Plan*. Contact: City of Signal Hill, Community Development Department, 2175 Cherry Avenue, Signal Hill, CA 90755. Available at: http://www.signal-hill.ca.us/community_development/general_plan.php



LEGEND

- Zoning Districts
- Proposed LBMMC Boundary
- PD-29 Planned Development
- CHW Regional Highway Commerical
- I Institutional
- CCA Community Automobile-Oriented

N

Not to Scale

FIGURE 3.7.4-1
Proposed Zoning Districts

The proposed project is not located within the California Coastal Commission Coastal Zone; therefore, it does not fall under the jurisdiction of the California Coastal Commission or the local coastal plan. A review of a City of Long Beach geographic information system (GIS) aerial map of the site (Figure 3.7.4-2, *Aerial Photograph*) indicates that it is not subject to special restrictions,[24] is not within a parking-impacted area, and is not subject to special fence-height restrictions. The site investigations by Sapphos Environmental, Inc. staff[25] indicate that the proposed project site is not within an historical district. No zoning overlays exist for the site, and the only prescription indicated is a special setback requirement of 10 feet along Atlantic Avenue for street-widening purposes.[26]

The proposed project would be consistent with the goals and policies of the City of Long Beach General Plan. After the City of Long Beach approves the required zone change, the proposed project would be consistent with the goals and policies of the General Plan to develop the area for medical services and related uses. The proposed project would not conflict with adopted relevant plans and policies in the proposed project area.

Conflict with Any Applicable HCP or NCCP

The proposed project is not expected to result in impacts to land use and planning in relation to a conflict with any applicable HCP or NCCP. The proposed project area is entirely urbanized and is not located in an area proposed or adopted as part of an HCP.[27] The proposed project area is not located in an area proposed or adopted as part of an NCCP.[28] The proposed project area does not contain endangered or threatened species or sensitive or rare habitat, and it has not been designated as a wildlife corridor or migration route. Therefore, there are no expected impacts to land use and planning related to a conflict with any adopted HCP or NCCP and no further analysis is warranted.

3.7.5 Cumulative Impacts

The incremental impact of the proposed project, when considered with the related past, present, or reasonably foreseeable, probable future projects in Section 2, Project Description, Table 2.6-1, *List of Related Project*, would not cause a significant impact to land use and planning. All of the related projects occur outside of the Campus. Therefore, the proposed project, when considered in conjunction with the related projects, would not result in significant cumulative impacts to land use and planning.

3.7.6 Mitigation Measure

The analysis undertaken for this document determined that the proposed project would not result in significant impacts related to land use and planning. Therefore, no mitigation measure would be required.

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[24] Site investigations conducted by Ms. Laurie Solis of Sapphos Environmental, Inc.

[25] Site investigations conducted by Ms. Laurie Solis and Ms. Kip Harper on October 8, 2004.

[26] City of Long Beach, Department of Planning and Building. 26 May 2004. *Map of 2801 Atlantic Avenue, AIN No. 7207010041*. (Geographic Information System.) Contact: City of Long Beach, Department of Planning and Building, 333 West Ocean Boulevard, Long Beach, CA 90802.

[27] Christine Medak, *Personal Communication*, 30 June 2004. U.S. Fish and Wildlife Service, Ecological Services Office, 2730 Locker Avenue West, Carlsbad, CA 91698.

[28] Donald Chadwick, *Personal Communication*, 30 June 2004. California Department of Fish and Game, South Coast Region Office, 4949 Viewridge Avenue, San Diego, CA 92123.

FIGURE 3.7.4-2
Aerial Photograph

3.7.7 Level of Significance after Mitigation

Implementation of the proposed project would not result in a significant impact to land use and planning that would need to be reduced to below the level of significance.