

CITY OF LONG BEACH

H-1

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 18 day of MAR 18 2004
 Planning Commission

APPELLANT: LINDA EDDENFIELD

APPLICANT: OIL OPERATORS INC.

Project address: 712 W. BAKER ST. L.B. 90806

Permits requested: CERTIFY FINAL EIR

Project description: SELF STORAGE FACILITY PROPOSAL

Reason for appeal: INCOMPLETE DEIR -
PUBLIC SAFETY ISSUE REGARDING
PROPOSED TRAFFIC SIGNAL AT SITE.

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: Linda Eddenfield

Print name of Appellant: LINDA EDDENFIELD

Mailing Address: 3803 MAGNOLIA AVE. L.B. 90806

Phone No. 562 633-1414

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: DB

Case No. EIR SCH 2-022396-1

Date: 3/18/04

Filing Fee Required: () Yes No

Application complete: Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

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APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 18 day of March 2004
() Planning Commission

APPELLANT: CARY J. Ugalini

APPLICANT: OIL OPERATORS

Project address: 712 W BAKER ST

Permits requested: _____

Project description: PUBLIC STORAGE

Reason for appeal: DEIR DOES NOT ADDRESS TRAFFIC ISSUES;
CONCERNS FROM OWN 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: Cary J Ugalini

Print name of Appellant: CARY J Ugalini

Mailing Address: 613 W 36th ST Long Beach, CA 90806

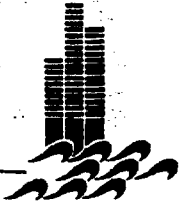
Phone No. 562 426-1590

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: DS Case No. ENR SCH 2-02256-1 Date: 3/18/04

Filing Fee Required: () Yes (X) No Application complete: (X) Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor

Long Beach, CA 90802

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APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 18 day of Mar 19 2004
 Planning Commission

APPELLANT: Richard Gutmann

APPLICANT: Oil Operators, Inc.

Project address: 712 W. Baker St.

Permits requested: _____

Project description: Self-storage

Reason for appeal: Inadequate EIR, pollution, traffic

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: Richard Gutmann

Print name of Appellant: Richard Gutmann

Mailing Address: 602 W. 37th Street, Long Beach, CA 90806-1117

Phone No. (562) 421-0544

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: DL BL

Case No. 610 SCH 2-022356-1

Date: 3/18/04

Filing Fee Required: () Yes No

Application complete: Yes () No

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1 RESOLUTION NO. C-

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH CERTIFYING THAT THE FINAL
5 ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED
6 SELF-STORAGE WITH RECREATIONAL VEHICLE
7 STORAGE FACILITY LOCATED AT 712 WEST BAKER
8 STREET, LONG BEACH, CALIFORNIA (SCH2-022396-1)
9 HAS BEEN COMPLETED IN ACCORDANCE WITH THE
10 PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL
11 QUALITY ACT AND STATE AND LOCAL GUIDELINES,
12 MAKING CERTAIN FINDINGS AND DETERMINATIONS
13 RELATIVE THERETO; AND ADOPTING A MITIGATION
14 MONITORING AND REPORTING PROGRAM

15
16 The City Council of the City of Long Beach does hereby find, determine
17 and resolve:

18 Section 1. David Hadjes on behalf of Self-Storage Associates
19 ("Applicant") has submitted a development application for the construction of a self-
20 storage and recreational vehicle storage facility to be located at 712 West Baker Street
21 in the City of Long Beach (City) on a site approximately 20 acres in size. The project
22 location is in the west-central portion of the City and is bordered by the Los Angeles
23 River to the west, the San Diego Freeway (I-405) to the north, Golden Avenue to the
24 east, and Wardlow Road to the South. Residential neighborhoods are located to the
25 east of the project site. The proposed site is part of a 20 acre former water/oil
26 separation facility owned by Oil Operators, Inc. The site is no longer used for oilfield
27 operations and there are no buildings remaining on the site. The project consists of a
28 phased development of a total of 516,135 square-feet of recreational vehicle storage

1 and self-storage to be built in four phases. Phase I will contain 106,000 square feet of
2 single story self-storage units in seven buildings, of which 2000 square feet will be the
3 rental business office, with approximately 720 storage units. Phase II will contain
4 approximately 76,000 square feet of one, two, and three story (not to exceed 28 feet)
5 self-storage units in two buildings, with approximately 650 storage units. Phase III will
6 contain approximately 97,000 square feet of one and two story self storage units in six
7 buildings with approximately 850 storage units. Phase IV will contain approximately
8 237,135 square feet of two story self-storage units in six buildings with approximately
9 995 storage units. If approved, the Project will require a site plan review, remediation of
10 existing site contamination, a General Plan amendment, a possible lot merger, and a
11 possible street vacation.

12 The project goals and objectives are to: 1) Meet the demand within the
13 area for self-storage facilities; 2) Develop a presently blighted parcel of land with
14 development constraints to an economically viable and more attractive use; 3) Convert
15 a former incompatible industrial use to one that is more compatible with the adjacent
16 neighborhood; 4) Create a development that will not pose a health hazard to the
17 surrounding neighborhood and; 5) Provide a transitional buffer between the residential
18 neighborhood to the east, and the Long Beach Freeway (I-710), the Los Angeles River,
19 and the San Diego Freeway (I-405) to the west and north.

20 The location of the development site is more particularly shown on figures
21 6-VII-1, 6-VII-2, 6-VII-3 and 6-VII-4 in Volume 1 of the Draft Environmental Impact
22 Report ("DEIR") which was prepared in connection with the proposed development
23 project.

24 Sec. 2. On August 19, 2002, the City caused to be prepared an Initial
25 Environmental Study for the project pursuant to Section 15063 of the State Guidelines
26 for implementation of the California Environmental Quality Act ("CEQA"). The Initial
27 Study concluded that there was substantial evidence that the project may have a
28 significant effect on the environment, and in accordance with state CEQA Guidelines,

1 sections 15064 and 15081, a decision was made to prepare an environmental impact
2 report ("EIR"). On January 27, 2003, the Planning Commission of the City of Long
3 Beach, as lead agency, issued a Notice of Preparation which was sent to the State
4 Clearinghouse in the Office of Planning and Research for the State of California and to
5 other interested regional and responsible trustee and/or interested agencies and
6 persons. Responses to the Notice of Preparation received during the 30 day comment
7 period ending on February 25, 2003 were evaluated and considered in the development
8 of the DEIR.

9 Sec. 3. On March 12, 2003 and April 10, 2003, duly noticed public
10 scoping meetings were held in regard to the proposed project. The meetings provided
11 an introduction to the project and to the CEQA process, and provided an opportunity to
12 the public and interested agencies and parties to comment on the project and the issues
13 to be analyzed in the EIR.

14 Sec. 4. The DEIR was prepared by the staff of the Community and
15 Environmental Planning Division, Department of Planning and Building, of the City of
16 Long Beach.

17 Sec. 5. On December 5, 2003, the DEIR was completed. Pursuant to
18 State CEQA Guidelines, Section 15085, the City prepared a Notice of Completion of the
19 DEIR which was filed by mail with the State Office of Planning and Research. The
20 DEIR was circulated to interested persons and agencies between December 5, 2003
21 and January 19, 2004 for a 45 day comment period pursuant to State CEQA Guidelines,
22 Sections 15087 and 15105. On January 12, 2004, an additional community meeting
23 was held to provide the public with further information regarding the preparation of the
24 DEIR and the CEQA process. At the request of certain members of the local
25 community, the formal comment period was extended through and including February
26 20, 2004.

27 Sec. 6. The EIR is comprised of the DEIR (Volumes 1 and II) and the
28 Final Environmental Impact Report ("FEIR") (Volume III containing comments and

1 responses thereto), including any exhibits or appendixes thereto; the list of persons,
2 organizations and public agencies which commented on the DEIR and FEIR; the
3 comments which were received by the Planning Commission regarding the DEIR and
4 FEIR, the Planning Commission's written responses to significant environmental
5 comments raised in the public review and comment process and the mitigation
6 monitoring and reporting program, each of which is incorporated herein and made a part
7 hereof by this reference as though set forth herein word for word. The Planning
8 Commission held a duly noticed public hearing on the DEIR and FEIR on March 18,
9 2004, at which time evidence, both written and oral, was presented to, and considered
10 by the Planning Commission. Notice of the time, place and purpose of the Planning
11 Commission's hearing was provided in accordance with applicable law. At the
12 conclusion of said Planning Commission meeting the Planning Commission voted
13 unanimously to certify the FEIR as being fully compliant with CEQA and the Guidelines
14 thereto.

15 Sec. 7. In response to the circulation of the DEIR, the Planning
16 Commission, as Lead Agency with respect to the Project, received written comments
17 regarding the adequacy of the DEIR. The Planning Commission prepared written
18 responses to all comments which raised significant environmental issues. The
19 Commission incorporated the comments and the Commission's responses thereto into
20 the FEIR pursuant to State CEQA Guidelines, Section 15088.

21 Sec. 8. At the conclusion of said Planning Commission meeting, the
22 Planning Commission voted unanimously to certify the FEIR as being fully compliant
23 with CEQA and the Guidelines thereto. Within the time-frame established for the
24 appeal of such matters, three interested parties filed an appeal from the Planning
25 Commission's decision, generally citing as grounds: safety concerns relative to the
26 proposed site access point from Wardlow Road, traffic, and pollution issues. At the time
27 of filing the aforementioned appeals, the Applicant had not yet filed applications seeking
28 required land use entitlements or approval of the proposed project.

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1 Sec. 9. The findings made in this resolution are based upon the
2 information and evidence set forth in the DEIR and FEIR (including comments on the
3 DEIR and responses to said comments) and upon other substantial evidence (both oral
4 and written) which has been presented in the record of the proceeding, including the
5 resolution of the Planning Commission certifying to the adequacy of the EIR, the staff
6 report prepared by the Department of Planning and Building and submitted to the City
7 Council prior to the hearing on the appeal from the Planning Commission's certification
8 of the EIR, and the staff report prepared by the Department of Planning and Building
9 and submitted to the Planning Commission on March 18, 2004 in connection with the
10 certification hearing. The DEIR and FEIR (including comments on the DEIR and
11 responses to said comments), staff reports, testimony, technical studies, appendixes,
12 plans, specifications, figures, exhibits, and other materials that constitute the record of
13 proceedings on which this resolution is based are on file and available for public
14 examination during normal business hours in the Department of Planning and Building,
15 Community and Environmental Planning Division, 333 West Ocean Boulevard, Seventh
16 Floor, Long Beach, CA 90802. The custodian of said records is the Director of Planning
17 and Building of the City of Long Beach.

18 Sec. 10. The City Council finds that the public and government agencies
19 have been afforded ample notice and opportunity to comment on the Notice of
20 Preparation, Initial Study, DEIR and FEIR, and that the City Council held a duly noticed
21 public hearing on the appeal of the Planning Commission's certification of the DEIR on
22 May 11, 2004 .

23 Sec. 11. The City Council finds pursuant to CEQA Guidelines, Section
24 15084, that the EIR has been independently analyzed by the Planning Commission and
25 the City Council and that the EIR represents the independent judgment and analysis of
26 the Planning Commission and City Council as lead agency with respect to the project
27 and the DEIR. The City Council further finds that the information provided in the various
28 staff reports submitted in connection with the Project, the corrections and modifications

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1 to the DEIR and FEIR made in response to comments, and not previously recirculated,
2 and the evidence presented in written and oral testimony at the public hearings do not
3 represent significant new information so as to require re-circulation of the EIR pursuant
4 to the Public Resources Code.

5 Sec. 12. The City Council finds that the comments regarding the DEIR
6 and FEIR and the responses to those comments have been received by the Planning
7 Commission and City Council; that the Planning Commission and City Council have
8 received and considered public testimony regarding the adequacy of the DEIR and
9 FEIR and that the Planning Commission and City Council have reviewed and
10 considered all such documents and testimony prior to certifying to the adequacy of the
11 EIR or the adoption of this resolution. Pursuant to State CEQA Guidelines, Section
12 15090, the City Council therefore certifies that the EIR has been completed in
13 compliance with CEQA.

14 Sec. 13. Based upon the Initial Study, the DEIR and the FEIR, public
15 comments and the record before the Planning Commission and City Council, the City
16 Council finds that the following environmental impact areas will have less than
17 significant impacts and will not require mitigation: Population and Housing, Mineral
18 Resources, and Utilities/Service Systems. The City Council further finds that the project
19 may create significant environmental impacts in the following areas that can be
20 mitigated to a level of insignificance: Aesthetics, Biological Resources, Cultural
21 Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and
22 Water Quality, Land Use and Planning, National Pollution Discharge Elimination
23 System, Public Services, and Transportation. The City Council further finds that the
24 Project may create the following significant environmental impacts that cannot be
25 mitigated to a level of insignificance even with adopted mitigation measures:

26 **Air Quality** due to the fact that demolition, site preparation and
27 construction will generate dust and debris during the proposed construction period
28 which exceed the South Coast Air Quality Management District thresholds of

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1 significance during grading and soil importation. Project related impacts associated with
2 air quality are under the jurisdiction of the South Coast Air Quality Management District
3 ("SCAQMD"), the California Air Resources Board ("CARB"), and the United States
4 Environmental Protection Agency ("EPA"). SCAQMD is addressing district wide air
5 quality problems with a long range comprehensive regulatory scheme. CARB is
6 addressing mobile and other sources of air pollution, and EPA is addressing numerous
7 air quality issues. Any air quality impacts arising from the proposed project would be
8 regulated and partially mitigated by SCAQMD, CARB, and EPA rules and regulations
9 which are aimed at attaining national and state ambient air quality standards; and

10 **Noise**, due to the fact that during construction and site remediation it is
11 anticipated that short-term, single event noise activity will occur that cannot be reduced
12 or eliminated to a level of insignificance.

13 Sec. 14. The City Council finds that in response to each significant impact
14 identified in the DEIR and FEIR changes, alterations or mitigation measures have been
15 or will be required or incorporated into the project as part of the Mitigation Monitoring
16 and Reporting Program which will avoid or substantially reduce to a level of
17 insignificance the significant environmental impacts previously identified with the
18 exception of impacts to: short term Air Quality during construction and short term Noise
19 during construction, which two impacts the Planning Commission finds may not be
20 mitigated to a level of insignificance even though feasible mitigation measures have
21 been required or imposed in an attempt to reduce or partially eliminate said significant
22 environmental impacts. Each such change, alteration or mitigation measure shall be a
23 condition of approval of the project. Said changes, alterations, or mitigation measures
24 are more fully detailed and described in the Mitigation Monitoring and Reporting
25 Program which is contained in Section 11 of Volume 1 of the DEIR at pages 170
26 through 180, inclusive. The City Council further finds that additional public hearings will
27 be required prior to the approval of the proposed project, and that no project approval
28 will be forthcoming unless and until the Planning Commission and/or the City Council

1 adopts and approves a "Statement of Overriding Considerations," which Statement will
2 necessarily balance the specific overriding social, economic, legal or other beneficial
3 project aspects against the unavoidable environmental risks of the proposed project.

4 Sec. 15. Section 7 of the DEIR describes, and the Planning Commission
5 and City Council have fully considered, a reasonable range of alternatives to the project.
6 These alternatives include: 1) The "No Project/No Development" alternative; 2) the
7 "Light Industrial Development" alternative; 3) the "Passive Park" alternative; and 4) the
8 "No Project-Implementation of the Existing General Plan" alternative.

9 The "no project" alternative would leave the site essentially in its present
10 condition and the proposed project would not proceed. This alternative supposes that
11 no development or specific use of the property would occur, regardless of zoning or
12 general plan designation, or other prior determinations made by the City. The current
13 blighted conditions would continue, however Basin 1 would be remediated as previously
14 ordered by the Long Beach Health Department. This alternative would likely result in
15 the prolongation of blight and land use incompatibility. Furthermore, this alternative
16 does not meet the goals of redeveloping a presently blighted parcel, or converting an
17 incompatible land use to one that is more compatible with the surrounding
18 neighborhood. Likewise, this alternative would not develop needed self-storage
19 facilities in an area presently zoned for such use, and would not provide a transitional
20 buffer between the residential neighborhoods in the area and other surrounding uses
21 such as freeways and the Los Angeles River. Based upon the foregoing, the Planning
22 Commission found and the City Council finds that the "No Project" alternative would not
23 fulfill or accomplish any of the goals or objectives of the Project and would also
24 eliminate the beneficial impacts that are likely to result from the proposed project.
25 Furthermore, it would be expected that the City would continue to receive development
26 proposals for the site. Each of these other development proposals would have their
27 own environmental implications which would have to be evaluated. As a result, the "No
28 Project" alternative is seen as a means of deferring a development decision concerning

1 the project site, and not as an alternative with long term implications. The Planning
2 Commission found and the City Council finds that the "No Project" alternative is
3 infeasible because it would not sufficiently achieve the basic goals or objectives of the
4 Proposed Project and that it would eliminate many of the beneficial effects of the
5 Project.

6 The "Light Industrial Development" alternative would result in the
7 redevelopment of the site to an industrial use. Such an alternative would require both a
8 General Plan amendment and a re-zoning. The change in land use would increase the
9 incompatibility with the surrounding residential neighborhoods and would likely result in
10 a use such as warehousing with associated offices. This use would have a greater
11 impact to the surrounding communities, as it would generate more traffic, would have a
12 height limit of 60 feet, and would create more noise during operation. The Planning
13 Commission found and the City Council finds that while this alternative is feasible, the
14 environmental impacts are considered to be significant. The Commission further found
15 and the City Council finds that this alternative does not meet most of the goals or
16 objectives of the proposed project.

17 The "Passive Park" alternative would involve the development of a park at
18 the site that would focus on more passive park uses. However, this alternative would
19 require a zone change and General Plan amendment to permit a park use at the site.
20 Such action would cause a significant diminution in property value due to the fact that
21 the property is privately owned and significant development rights would be lost. It is
22 extremely unlikely that the current owner would be inclined to develop the site for public
23 passive park uses. In addition, if this alternative were pursued it is likely that the site
24 would not be remediated to the same extent as the proposed project. Although feasible,
25 the Planning Commission found and the City Council finds that a passive park would not
26 meet the majority of the goals or objectives of the proposed Project.

27 The "No Project/General Plan" alternative consists of allowing the
28 development of single family residential dwellings on the site in accordance with the

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1 existing General Plan designation. The Planning Commission found and the City
2 Council finds that this alternative would accomplish the majority of the goals of the
3 project, however, this alternative would require a zone change and would result in the
4 building of approximately 138 housing units on the site. This alternative would create a
5 potential conflict with the surrounding freeway system and would likely result in more
6 water run-off and more wastewater than the proposed project. In addition, this
7 alternative is likely to result in the utilization of significantly more public services than
8 would the proposed project and would also result in significantly more traffic impacts
9 than the proposed project. The Planning Commission found and the City Council finds
10 that the "No Project/General Plan Designation" alternative is feasible, and will, in fact
11 meet many of the goals and objectives of the proposed Project, however, it is not
12 environmentally superior to the project as proposed. The Planning Commission further
13 found and the City Council finds that a good faith effort was made to incorporate
14 alternatives into the preparation of the EIR, and that all reasonable alternatives were
15 considered in the review process of the EIR. The Planning Commission further found
16 and the City Council finds that the environmentally superior alternative is considered to
17 be the Project, as proposed by the Applicant.

18 Sec. 16. The City Council hereby makes each of the findings contained in
19 this Resolution and further finds that each fact in support of a finding is true and is
20 based upon substantial evidence in the record, including the DEIR and FEIR. The City
21 Council further hereby adopts the Mitigation Monitoring and Reporting Program which is
22 set forth in the DEIR at Volume 1, pages 170 through 180 inclusive, as modified and
23 updated in Volume III, DEIR at pages 18-30, inclusive.

24 17. This resolution shall take effect immediately upon its adoption by the
25 City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2004, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

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**VOLUME 1
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH 2-022396-1**

Lead Agency: Long Beach City Planning Commission

**PROPOSED SELF STORAGE WITH RV STORAGE
712 W. Baker Street
Long Beach, California**

Prepared by:

**Department of Planning and Building
333 West Ocean Boulevard
Long Beach, California**

November 2003

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Volume 2

Appendix

- A Geotechnical Investigation
 Lawson & Associates, Geotechnical Consulting
 April 2002**

- B Traffic Impact Analysis Report
 Linscott, Law, & Greenspan Engineers
 October 2003**

- C Corrective Action Plan for Basin 1
 Brycon, LLC
 Letter June 18, 2003**

- D Phase 1 Environmental Site Assessment
 Miller Brooks Environmental, Inc.
 September 1998**

- E Semi-Annual Groundwater Monitoring
 Brycon, Inc.
 October 2003**

- F URBEMIS Emissions Calculation**

- G Initial Study and Comments Received
 (Undated) (Note: the EIR also addresses verbal comments
 made at the Scoping Session.**

SECTION 1

EXECUTIVE SUMMARY

Environmental Impact Report. This summary serves as a tool for the review of the subject matter and issues discussed in synopsis form. It should be noted that The following section contains a brief summary of the contents of the complete a review of the executive summary cannot replace a thorough and detailed examination of the documents.

Project History and Components

Oil Operators Inc. owns the subject property and has operated onsite water treatment facilities since 1926 to treat produced water (production brines) and other fluids recovered during oil production. The aforementioned process removed oil and sediment from the water, allowing the treated water to be disposed of offsite. As a by-product of this process, low-grade oil was recovered for recycling.

From 1926 to the mid 1950s, oil production brine was piped into various clay-lined basins, where the water underwent separation and skimming processes to remove oil and sediment prior to disposal of the water. In the mid 1950s, a water treatment plant was constructed onsite consisting of five circular concrete skimming basins and associated pumps, tanks, pipelines and other facilities. The treatment plant was located north of the two large rectangular basins referred to as Basins 1 and 2. Basin 1, is a large square settling basin containing an estimated 5,000 cubic yards of residual oily solids that settled out of the oil production brine water processed through the site over the last several decades. Basin 2 received relatively clean water after it had gone through various stages of skimming. In Basin 2 the water was held until it was released to the sanitation district for disposal. Additional smaller basins were historically present south of Basins 1 and 2. These smaller basins were closed in 1986 and 1987.

Oil Operator's members began to utilize two new water treatment facilities located in Signal Hill. Immediately prior to ceasing operation at the subject site in 1998, the Oil Operators facility consisted of the five circular concrete skimming basins, Basins 1 and 2, various aboveground storage tanks and surface buildings. Much of the vacant area of the property was formerly leased to a plant nursery.

The property has been undergoing decommissioning in phases since 1998. The proposed project is to reuse the site for self-storage with interim RV parking and storage. Before any project can be built on the property, the entire site must be remediated to standards set by the Regional Water Quality Control Board

(RWQCB) with subsequent environmental clean-up permits issued by the RWQCB and the Long Beach Health and Human Services Department.

Summary of Project Impacts

The Environmental Impact Report identifies and analyzes a number of potential environmental impacts that may be generated by the site preparation, and development and operation of the self-storage and RV parking facility. These impacts are summarized below.

I. AESTHETICS

Existing Setting

The small lot single-family homes on the east side of Golden Avenue are currently visually impacted by the conditions of the site. The site is fenced and partially screened. From a visual standpoint, the site is abandoned and is not maintained.

Anticipated Impacts

The DEIR should evaluate the visibility and interface of the proposal to the nearby residential properties. The proposal includes a landscape buffer on the east side of the project site. This buffer consists of a meandering walkway, sitting areas, landscaping and a split face block wall. The draft EIR should analyze the proposed buffer for effectiveness as well as mitigation measures to increase the effectiveness of the buffer.

II. AGRICULTURAL RESOURCES

The project site is not located within an agricultural zone and there are no such zones within the vicinity of the project. There are no agricultural resources, which will be impacted by this project. This resource will not be evaluated in the EIR.

III. AIR QUALITY

Existing Setting

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to the 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, direction and 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, predominate daily winds consists of morning on-shore air flow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening off-shore air flow from the northwest at 2.0 to 4.7 miles per hour with little variability between sessions. Summer wind speeds average slightly higher than winter wind speeds.

One of the main meteorological conditions that influences air quality in the Los Angeles Basin is the persistent inversion layer. Cooler air from the ocean underlies air which has been warmed by surface contact giving rise to persistent capping inversion which occurs on almost every day of the year, reaching heights above ground of approximately 1,200 feet on some summer afternoons and not infrequently remaining ground based during the coldest months of the year.

The majority of the pollutants normally found in the Los Angeles County atmosphere originate from automobile exhaust as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials including PM₁₀. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gasses, sulfur oxides and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust. The recently released MATES II study suggests that the general area of the project is strongly influenced by truck traffic particularly from the I-710 Freeway. The site is also influenced by the I-405 Freeway. The site continues to exhibit strong odors from the past use and the basins.

IV. BIOLOGICAL

Existing Setting

The site currently contains the following vegetation stands:

- Eucalyptus sp.
- Cupressus Leylandii
- Cupressus sp.
- Bougainvillea sp.
- Fraxinus sp.

Schinus terebinthifolia
Schinus molle
Nerium oleander
Ficus sp.
Cupaniopsis sp.
Washingtonia robusta

In addition, the site contains grasses, forbs and herbaceous material which have migrated onto the site.

The above species are generally common ornamental plant material commonly available. The plants are the result of prior use (including the equestrian facilities); in some instances, the plants have migrated onto the site. Generally the plants, although mature, are in poor to bad condition due to lack of care, water and soil contamination. In the case of grasses, forbs and herbaceous material, there is no evidence of sensitive species such as the Southern Tar Plant on site.

Anticipated Impacts

The project will not have an adverse effect upon rare or sensitive plants, terrestrial species or avifauna. The proposal will result in the removal of all existing vegetation. Over the long term have a major beneficial impact in that the new landscaping will serve as habitat for urban wildlife.

V. CULTURAL

Existing Setting

The site is not listed. Further, there are no recorded resources within influence of this site.

Anticipated Impacts

Because the site has not been graded, the EIR will address the potential for discovering archeological artifacts.

VI. GEOLOGY AND SOILS

Existing Setting

The project area is north of the Newport-Inglewood fault zone. The site is subject to liquefaction and is contaminated.

Anticipated Impacts

The DEIR should evaluate the extent of contamination and the proposed method of remediation.

VII. HAZARDS AND HAZARDOUS MATERIALS

Existing Setting

The site is currently vacant and fenced. Past studies indicate that the site is contaminated and that remediation is necessary prior to construction.

Anticipated Impacts

The DEIR should include an evaluation of the remediation plan and submit same to the Regional Water Control Board and the California Department of Toxic Substance Control.

VIII. HYDROLOGY

Existing Setting

The site is not within a designated flood zone.

Anticipated Impacts

The DEIR should evaluate the proposed drainage plan during both site preparation (remediation and grading) and operation.

IX. LAND USE

Existing Setting

The General Plan designates the site for Single Family use while the zoning designates the site for Commercial Storage.

Anticipated Impacts

The DEIR should evaluate the proposal relative to the compatibility to both the General Plan and Zoning. In addition, the DEIR should investigate the compatibility of the proposal with the adjacent residential community.

X. MINERAL RESOURCES

This resource category is not applicable. The proposal will not result in a loss of an important mineral resource.

XI. NOISE

Existing Setting

The project area is heavily influenced by the adjacent and nearby freeways, particularly the elevated ramp to the I-405 Freeway. The existing ambient is approximately 65dBA.

Anticipated Impacts

Remediation, site preparation, and construction can be expected to generate high noise levels. The DEIR should evaluate impacts upon the adjacent community. The DEIR should also evaluate proposed operations.

XII. POPULATION AND HOUSING

The proposal will not have a direct effect upon population of housing.

XIII. PUBLIC SERVICE

Existing Setting

The North Division Police Station serves the project area.

The Fire Department will review the plans, prior to the release of the building permit.

Anticipated Impacts

The DEIR should determine what impact, if any, the proposal will have upon public services.

XIV. RECREATION

Existing Setting

The site is shown as "Open Land, Proposed Park" in the Los Angeles County Department of Public Works Master Plan for the Los Angeles River.

XV. TRANSPORTATION/TRAFFIC

Existing Setting

Wardlow Road is designated as a major arterial. The intersection of Wardlow Road and Magnolia Avenue, while signalized, is difficult due to the five intersections. This intersection is also heavily impacted by back up traffic from the Blue Line.

Anticipated Impacts

The proposal will have separate access from Wardlow Road. The DEIR should have a detailed traffic study of the new access as it interfaces with the Wardlow traffic.

XVI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM

Existing Setting

The site is contaminated and open. In some cases, the street and adjacent properties drain onto the site.

Anticipated Impacts

The DEIR should evaluate the impacts of the proposal on drainage and conformity with NPDES.

XVII. UTILITIES AND SERVICE SYSTEMS

Existing Setting

The existing utilities and service systems are currently in place.

Anticipated Impacts

No significant impacts are anticipated.

Summary of Impacts after Mitigation

Impact	Mitigation	Impact after Mitigation
Aesthetics		
Adverse construction impacts	(Air Quality mitigation), screening And dust control	Less than significant
Interaction between self-storage use and adjacent residential uses	Based on the plan elevations see page 55 and Exhibit 6-1-3.2	Less than significant
Air Quality		
Adverse construction impacts	Trucks hauling loose materials to be covered, soil stabilizers to be utilized, site to be watered down, Transport trucks to be washed, Particulate screen to enclose Site, conform to Rule 403 of SCAQMD	Reduced although Continuing Adverse Impacts during construction
Biology		
No impacts	None are required	No impact
Cultural Resources		
No impacts	None are required	No impact
Geology and Soils		
No significant impacts The mitigation contained in the hydrology section Will prevent erosion.	See pages 88-90	Less than significant
Hazards and Hazardous Materials		
Beneficial impacts are anticipated due to site remediation	See page 99 & 100	Beneficial Impacts
Hydrology and Water Quality		
Adverse impacts due to Potential soil importation and grading which can cause erosion.	Erosion protection plan required, Compliance with NPDES,	Beneficial Impacts

Land Use and Planning

Adverse impact: project
Does not conform to General
Plan

Applications to amend the
General Plan to mitigate
Non-conformity

Less than significant

Mineral Resources

No impacts are anticipated.

None are required.

No impact

National Pollution Discharge Elimination System

Adverse impacts due to
Potential to impact storm
Water

Prepare Storm Water Pollution
Prevention Plan for both
Construction and project
Operations.

Less than significant

Noise

Adverse impacts:
Grading and construction
Will significantly exceed
Ambient noise levels.

Limit the hours of grading, prevent
Queuing of trucks, advise residents
In advance of operations, utilize
Quieter equipment.

Reduced, although
Adverse impacts during
construction

Population and Housing

None are anticipated.

None are required.

No impacts.

Public Service

Fire Services

see page 125

Less than significant

Police services

Provide security and lighting

Less than significant

Traffic and Transportation

Construction related traffic

Wardlow Road access prior
To construction

Less than significant

Operational traffic

Construct Wardlow Road access

Less than significant

Utilities and Service Systems

Sewer line on property

Obtain "build over" permit
From LA County sanitation district

Less than significant

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Summary of Impacts after Mitigation

Impact	Mitigation	Impact after Mitigation
Aesthetics		
Adverse construction Impacts	(Air Quality mitigation): screening And dust control	Less than significant
Night Illumination: Adverse impacts to Residential areas.	Limit location, height of standards, Shield, utilize state of the art fixtures To control spillover, construct solid Walls adjacent to residential use, Close park at dusk.	Less than significant
Beneficial Impacts: Elimination of permitted Visually incompatible uses	None are required	Beneficial impacts
Air Quality		
Adverse grading and Soil importation impacts	Trucks hauling loose materials to Be covered, soil stabilizers to be Utilized, site to be watered down, Transport trucks to be washed, Particulate screen to enclose Site, conform to Rule 403 of SCAQMD	Reduced although Continuing Adverse Impacts.
Minor/adverse impacts Due to methane gas	Venting to conform to SCAQMD/ LADHS.	Less than significant
Beneficial Impacts: Elimination of potential Impacts due to landfill.	None are required	Beneficial impacts
Biology		
No impacts	None are required	No impact
Cultural Resources		
No impacts	None are required	No impact
Geology and Soils		
No significant impacts The mitigation contained In the hydrology section Will prevent erosion.	None are required	No impact
Beneficial Impacts due to		

Installation of the landfill
"cap" _____ None are required _____ Beneficial impacts

Hazards and Hazardous Materials

Beneficial impacts are
Anticipated due to elimination
Of potential methane buildup
And achieving the partial
Landfill closure _____ None are required _____ Beneficial Impacts

Hydrology and Water Quality

Adverse impacts due to
Soil importation and grading
Which can cause erosion. _____ Erosion protection plan required,
_____ Compliance with NPDES,
_____ Storm water interceptor required,
_____ Conform to CA Code of Regs, Title 27. _____ Less than significant

Land Use and Planning

Adverse Impact: project
Does not conform to General
Plan and zoning. _____ Applications to amend the
_____ General Plan and Zoning mitigate
_____ Non conformity _____ Less than significant

Beneficial Impacts: Elimination
Of permitted inappropriate
Use for land fill and incompatible
Use with adjacent properties. _____ None are required _____ Beneficial Impacts

Mineral Resources

No impacts are anticipated. _____ None are required. _____ No impact

National Pollution Discharge Elimination System

Adverse impacts due to
Potential to impact storm
Water. _____ Prepare Storm Water Pollution
_____ Prevention Plan for both
_____ Construction and project
_____ Operations. _____ Less than significant/
_____ Beneficial impacts as
_____ Compared with the
_____ Existing situation.

Noise

Adverse Impacts: soil
Importation and grading
Will significantly exceed
Ambient noise levels. _____ Limit the hours of grading, prevent
_____ Queuing of trucks, advise residents
_____ In advance of operations, utilize _____ Reduced, although
_____ Quieter equipment. _____ Adverse impacts during
_____ Construction.

Operation of the
Park may cause adverse
Impacts.

Close park at dusk. The
Intense hard courts such as the
Skateboard area and basketball
Shall be located at least 100
Feet from the property line
Abutting residential use, league
Activities are prohibited, public
Address systems are prohibited,
Sound barrier walls shall be
Constructed along the southern
Property line and property lines
adjacent to active recreational use. Less than significant

Population and Housing

None are anticipated None are required No impacts.

Public Service

Beneficial impacts due to
Improvement of 55th Way. None are required Beneficial impacts

Fire services

Beneficial Impacts: new
Fire suppression to be
Installed; elimination of hazardous
Situations. None are required Beneficial impacts

Police services

Adverse impacts due to
Increased demand for
Services. The neighborhood park
Shall be fully walled/fenced,
All access points shall be fully
Gated, the park shall be
Closed at dusk, vehicular police access
Shall be from 55th Way, Via Norte, the
Park shall be lighted to the standards of
The LBPD, the basketball "hoops"
Shall be removed at dusk, the surrounding
Slopes shall be planted with defensive
Plants, all graffiti shall be removed from
The park and surroundings within 24 hours.
Reduced, although
Adverse impacts

Public health

Beneficial impacts: elimination
Of a standing water situation
Which Currently generates
insects. Prohibit standing water Beneficial impacts

Recreation

Beneficial impacts in
That a neighborhood park

Will be provided in a
Dense area which does
Not have any park
Space and the facility
Will serve as mitigation for
Scherer Park.

_____ Dedicate the land for park
_____ In perpetuity. Consider providing
_____ Pedestrian access from Via Norte
_____ Orizaba Ave. _____ Beneficial Impacts

Traffic and Transportation

Minor adverse impact
Soil importation will generate
Significant truck trips.

_____ Prepare a truck route plan for
_____ Approval. _____ Less than significant

Potential adverse impacts

To pedestrian safety _____ Provide pedestrian access from
_____ Orizaba and Via Norte, the
_____ Intersection of Paramount and
_____ 55th Way shall be restriped. _____ Less than significant

Minor adverse impact due

To parking designed to

Meet only average

Attendance. _____ Provide parking on one side of
_____ 55th Way. _____ Less than significant.

Utilities and Service Systems

No significant impacts

Are anticipated.

_____ Sewer connection fee is
_____ Required _____ No impact

PROJECT ALTERNATIVES SUMMARY

In accordance with the California Environmental Quality Act (CEQA) Article 9, Section 15126 (d) (5), the Environmental Impact Report identifies and analyzes a number of potential “reasonable” alternatives and selects an “environmentally superior alternative” (including the proposed project) that would generate the least environmental impacts that could be constructed on the project site and that could feasibly achieve similar objectives. These alternatives and their environmental impacts are summarized below.

It should be pointed out that a number of additional alternatives were considered and eliminated as not being feasible. The “Alternative Sites” alternative is among these alternatives found to not be feasible. Initially a vacant site was considered, however, it was not large enough to accommodate the proposed project. Further the site is privately held and is in the process of acquiring entitlements for residential housing. There is no other vacant land in the project vicinity, which is suitable for the proposed project. Because of the social and economic impacts of dislocation, acquisition and demolition of developed property was not considered to be viable or desirable. For these and other reasons, consideration of alternative sites was eliminated.

Alternative 1 - No Project Insert

Consideration of this alternative is mandated by the California Environmental Quality Act. Under this alternative, the project would not proceed. The site is currently vacant and it is not realistic to assume that the site would remain so for an indefinite period of time. Rather, it is likely that the land would be re-utilized for uses permitted by the Zoning Regulations and the General Plan Land Use Designation.

Summary of Environmental Impacts Alternative 1

Environmental Analysis

The No Project/No Development Alternative would not implement the City's General Plan designation for development on the project site. In leaving the site in its current undeveloped condition (a vacant lot formerly used for separation of oil products from water), all physical impacts associated with the proposed project would not be generated by the proposed site uses, the current views of the site would remain the same, and no topographic, hydrologic, or land use changes would occur. This alternative would not generate the need for additional public services and utility consumption as would the project.

At an early stage, alternative sites were considered. The principle considerations for alternative sites included the following criteria among others:

- To meet the demand within the area for neighborhood self-storage facilities
- To redevelop a presently blighted parcel of land with development constraints to an economically viable and more attractive use
- To convert a former incompatible industrial use to one that is more compatible with the adjacent neighborhood
- To create a development that will not pose a health hazard to the surrounding neighborhood
- To provide a transitional buffer between the residential neighborhood to the East, and the Long Beach Freeway (I-710), the Los Angeles River, and the San Diego Freeway (I-405) to the West and North.

Because the City of Long Beach is nearly built out, there are very few vacant sites of this size available. One of the sites that was considered as a possible alternative site is the Alamitos Ridge site. This site is bordered by Redondo Avenue, on the south, by 20th Street, on the west by Obispo Avenue, and on the north by a future school site. This site is currently vacant and is approximately 14 acres in size.

The Alamitos Ridge site was considered, however it is not large enough, being 14 acres, whereas the proposed site is approximately 20 acres. In addition, it is held as private property as is the proposed project site. Consequently, this alternative to the EIR was not considered to be reasonably feasible or desirable and was therefore not considered further.

The following alternatives are considered herein:

Alternative 1: No project/No Development

Alternative 2: Light Industrial Development

Alternative 3: Passive Park

Alternative 4: No project/Implementation of the Existing General Plan

Alternative 1 – No project/No Development

Consideration of this alternative is mandated under the California Environmental Quality Act.

This alternative would leave the project site in its present undeveloped condition (a partially vacant lot formerly used as for oil separation). This alternative supposes that no development or specific use of the property

would occur, regardless of zoning, General Plan designation, or other prior determinations made by the City. Under this alternative, the project would not proceed. As has been stated, the site is currently vacant. The current blighted conditions would continue, however Basin 1 would be remediated as ordered by the Long Beach Health Department.

Summary of Environmental Impacts Alternative 1

Environmental Analysis

The No Project/No Development Alternative would not implement the City's General Plan designation for development on the project site. In leaving the site in its current undeveloped condition (a partially vacant lot formerly used for separation of oil products from water), all physical impacts associated with the proposed project would not be generated by the proposed site uses, the current views of the site would remain the same, and no topographic, hydrologic, or land use changes would occur. This alternative would not generate the need for additional public services and utility consumption as would the project.

Conclusion

This alternative would not result in any physical environmental effects. Maintenance of the site in its existing vacant condition would reduce impacts to physical resources, including impacts to earth resources, and visual resources. In comparison to the proposed project, it would eliminate significant impacts to short-term air quality, in particular dust of PM₁₀ emissions, associated with project construction. In addition, the interim construction noise would be eliminated.

However, this alternative would result in eliminating opportunities to provide commercial storage and RV parking, as the site is currently zoned. In addition, the parcel would remain undeveloped and contaminated for a longer period of time.

Regardless of the outcome of the proposed project application, the project site is likely to be developed in the future, as it is one of the few remaining vacant land parcels within the City. The General Plan and Zoning Code designate the site for development. The site is a potential infill site, with adequate infrastructure and community services for future development. Therefore, the No Project/No Development Alternative is realistically an interim use of the site, with some environmental effect to take place in the future.

Alternative 2- Industrial Development – Office Warehousing

Under this alternative, the site would be redeveloped to a light industrial use. Such a use would require a Rezoning from CS to IL and a General Plan amendment from LUD-1 to LUD 9R. The existing zoning “CS” only allows self-storage, which is the least impacting light industrial use allowed by LUD-9R, Light Industrial.

This alternative considers that the site develop as a typical light industrial use, which is warehousing with associated office. This type of use would have a greater impact to the surrounding community, as it generates more traffic, has a height limit of 60 feet, and would create more noise during operation.

Summary of Impacts Alternative 2

Aesthetics

The warehousing with associated office would result in a building bulk, mass and height, which are not compatible with the adjacent residential neighborhoods. Significant adverse impacts are anticipated.

Air Quality

Warehousing and office represents a significant increase in vehicular trips and truck trips to the site. Depending on where access to the site is taken, the air quality for the adjacent homes could adversely affected if access is taken from Baker Street. Adverse impacts are anticipated.

Hazards and Hazardous Conditions

In order for any construction project to take place at the site, the site must be remediated to at least the RWQCB standards. No change expected.

Land Use and Planning

Such a use will require both a General Plan Amendment and Rezoning. The use is generally considered to be a more intense than the proposed project and would not be as compatible with the adjacent neighborhoods. Significant impacts are anticipated.

Noise

This alternative will be active all day long and will have more employees at the site, making more vehicle trips. This use is typically more impacting than self-storage and is expected to have more significant impacts.

Population and Housing

Similar to the proposed project, this use will preclude housing on site.

Transportation

This alternative would generate more trips than the proposed use. In addition, the access may not occur from Baker Street, thus sending business use trips through the adjacent neighborhood. Significant impacts are anticipated.

Alternative 3- Passive Park

Many people are concerned about the use of the project site. Many suggestions at the scoping meeting were made regarding limiting the use of this site to a passive park.

If this were the case, the owner of the property would need to change the zoning and General Plan designations to park, losing development value of its privately held property. In addition, this use would not ensure that the site was completely remediated to RWQCB standards.

The proposed project will have a person on-site at all times and the facility will be continually monitored. A passive park will result in less surveillance of the site and because of the remote nature of the site, police services may be impacted.

Summary of Impacts Alternative 3

Aesthetics

This alternative could affect the amount of remediation required at the site and could remain in a blighted state for a longer period of time. It would not be visually screened from the adjacent neighborhood. Increase impacts could result.

Air Quality

This alternative would cause less air quality impacts during the construction phase and the operational phase, as fewer trips are likely to be generated by a passive park. Beneficial impacts anticipated.

Hazardous and Hazardous Conditions

Site remediation would be necessary to the same standards as the proposed project. Impacts Neutral.

Hydrology and Water Quality

Because the site is currently vacant and slopes westward, a passive park would not alter the existing drainage pattern of the site. However, the site would likely create more surface runoff than the proposed project as the proposed project would be constructed to comply with NPDES. More significant impact expected.

Land Use

This alternative would require both a zone change and General Plan amendment. However, it would be compatible with the adjacent residential and the adjacent regional bikeway located on the LA River to the west of the site. Less impacts expected.

Noise:

This alternative would not provide a noise buffer from the I-710 and the I-405, to the adjacent neighborhood. However, construction noise from this alternative would be less than that from the proposed project. From an operational standpoint, self-storage is known as a "quite-use", noise impacts would be more significant. Less impacts expected.

Population and Housing:

This alternative would preclude dwellings and population. With an average lot size of 6,000 square feet, approximately 138 homes could be built according to the General Plan designation currently on the site. Adverse impacts are anticipated to Long Beach Housing.

Public Services

This alternative could add to police services needed at the site, due to the remote nature of the site. Increase impacts expected, as the proposed project will incorporate crime prevention design techniques and lighting. In addition the site will be fenced with security devices installed.

Recreation

This alternative would create additional park space. The City's Open Space and Recreation Element's goal for the City is having 8 acres of Parkland for every 1000 residents. The west-side of Long Beach is considered deficient in parkland

according to this policy and would benefit from this alternative. Less impacts anticipated.

Transportation

While a passive park use would not generate as many trips as an active park use, it would generate some. These trips would be added to the roadway of the adjacent neighborhoods. Some additional impacts expected.

Alternative 4- No Project/General Plan Designation

The General Plan designation on the subject site is LUD – 1, allowing the development of single-family dwellings. Overall it would accomplish most of the goals of the proposed project, site remediation and revenue to the property owner. However, this alternative would require a zoning change from CS to R-1-N. Based on a 6,000 square foot lot size, this alternative could provide 138 number of new housing units.

Summary of Impacts Alternative 4

Aesthetics

Residential development would be compatible with the existing adjacent neighborhood. Beneficial impacts expected.

Air Quality

Construction of residential units would likely produce the same amount of dust in the air as the proposed project. However, because of the number of vehicular trips produced by housing, operationally there would be more air pollutants produced than the proposed project. Adverse impacts are anticipated to air quality.

Hazards and Hazardous Materials

The construction of single-family homes could require more remediation than the proposed project. Normally, site remediation is done according to RWQCB standards and then a Health Risk Assessment study is done. However, on this site because the main constituents of concern are petroleum products, there is usually no additional remediation required. No Significant adverse impacts are anticipated.

Hydrology and Water Quality

Single-family homes would produce more storm water run-off and will produce more wastewater than the proposed project. Adverse impacts anticipated.

Land Use and Planning

Under this alternative, the General Plan would be followed and would increase the housing supply for the City as called for by the Housing Element. Single-family housing would be compatible with the adjacent neighborhood, however, would not be compatible with the adjacent freeway system. Adverse impacts are anticipated.

Noise

This alternative would produce similar amounts of noise and disturbance during construction as would the proposed project. Again, because self-storage is a "quiet use", it would produce less operational noise from people and vehicles. Significant adverse impacts are anticipated.

Public Service

This alternative would use much many public service resources, than self-storage. The homes would require increased fire protection, police protection, schools, parks and library services. Significant adverse impacts are anticipated.

Recreation

This alternative would produce a need for more park space, based on the Open Space and Recreation Element's goal of the City having 8 acres of parkland for every 1,000 people. Significant impacts are expected.

Transportation

This alternative would result in additional vehicular trip traffic. In addition, access for this type of development would occur at Baker Street, thus adding these trips to the adjacent neighborhood. Significant impacts are expected.

Environmentally Superior Alternative

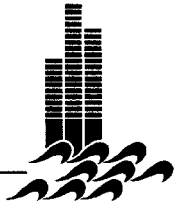
Section 15126.6(e)(2) of the CEQA Guidelines indicated that an analysis of alternatives to a proposed project shall identify and environmentally superior alternative among the alternatives evaluated in the EIR. The Guidelines also state that should it be determined that the No Project Alternative is the environmentally superior alternative, the EIR shall identify another environmentally superior alternative among the remaining alternatives.

1. The No Project/No Development Alternative would not be the environmentally superior alternative because the project site would not be remediated in the near-term. The proposed project would ensure that the entire site is remediated to standards set by the Regional Water Quality Control Board, before development occurs. In addition, this alternative would not provide a block wall noise buffer or landscape along Golden Avenue.
2. The Light Industrial Alternative would not be the environmentally superior alternative because it would create more potentially significant impacts than the proposed project. This use would generate more noise because of the nature of the operation. In addition, office workers and trucks traffic would increase and with access from Baker and Golden, these trips would go through the adjacent neighborhood. Short-term construction noise and air quality would be roughly equivalent, however, operational impacts associated with this alternative are more significant.
3. The Passive Park Alternative would not be the environmentally superior alternative because of the following reasons. While short-term impacts would be reduced, long-term traffic in the adjacent neighborhood would increase, along with noise from the use as it would not be bordered by a block wall. In addition, public services could be impacted by increased police calls because of the remoteness of the site. The proposed project will have surveillance and security measures required. Also, the timing of remediation of the entire site would be uncertain, which is potentially significant.
4. The No Project/Implementation of the Existing General Plan would not be the environmentally superior alternative because of the following reasons. Short-term construction noise and air quality would be roughly equivalent, however, operational impacts associated with this alternative are more significant. Residential projects also use more water and generate wastewater, noise, and traffic.

Because of the above comparison discussion, the proposed project is considered the environmentally superior project.

Areas of Controversy and Issues to be Resolved

The principal areas of controversy are the matter of compatibility with the existing nearby residential and site remediation. The issues to be resolved are the adequacy of the mitigation to minimize the impacts.



May 11, 2004

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