

# FINAL ENVIRONMENTAL IMPACT REPORT

## THE ART EXCHANGE PROJECT

SCH No. 2009061061

Prepared For:

**Long Beach Redevelopment Agency**

333 W. Ocean Boulevard  
Long Beach, California 90802

Prepared By:

**PCR Services Corporation**

233 Wilshire Boulevard  
Suite 130  
Santa Monica, California 90401  
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March 2010





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\* THIS DOCUMENT IN CONJUNCTION WITH THE DECEMBER 2009 DRAFT EIR, WHICH IS BOUND SEPARATELY, CONSTITUTE THE FINAL EIR FOR THE ART EXCHANGE PROJECT.

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## 1.0 INTRODUCTION

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## 1.0 INTRODUCTION

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This Final EIR has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) with respect to the proposed Art Exchange Project in the City of Long Beach, California.

Section 15132 of the State CEQA Guidelines requires that a Final EIR contain the following:

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

This document in conjunction with the December 2009 Draft EIR, which is bound separately, constitute the Final EIR for the Art Exchange Project. Pursuant to Section 15088 of the CEQA Guidelines, the Long Beach Redevelopment Agency, as the Lead Agency, has evaluated all comments received during the local 45-day review period for the Draft EIR, which began on December 14, 2009 and concluded on January 28, 2010. In addition to the local comment period, the State Clearinghouse 45-day public review period occurred from December 16, 2009 to January 29, 2009. In accordance with the above CEQA requirements, comment letters with specific responses are presented in Section 2.0, Responses to Comments, of this Final EIR. Based on the comments received on the Draft EIR, no corrections or additions to the Draft EIR are necessary. Section 3.0, Errata - Air Quality, has been included in this Final EIR, which includes air quality modeling data results that were utilized to analyze construction-related air quality impacts in the Draft EIR.

In addition, this Final EIR also includes a Mitigation Monitoring and Reporting Program (MMRP) in Section 4.0. The MMRP provides the mitigation program that will be adopted by the Long Beach Redevelopment Agency pursuant to Public Resources Code Section 21081.6 and will ensure that if the project is developed, the prescribed mitigation measure to reduce the project's potentially significant impact regarding historic resources to a less significant level is appropriately implemented.





## 2.0 RESPONSES TO COMMENTS

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## 2.0 RESPONSES TO COMMENTS

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### 2.1 INTRODUCTION

The Draft EIR for the Art Exchange project was circulated for local public review on December 14, 2009. The local 45-day comment period for the Draft EIR required by CEQA Guidelines Section 15087 concluded on January 28, 2010. In addition to the local comment period, the State Clearinghouse 45-day public review period occurred from December 16, 2009 to January 29, 2009. Seven (7) comment letters were received during the public review comment period.

This chapter of the Final EIR presents letters submitted during the public comment period for the Draft EIR from public agencies, as well as from organizations and/or private individuals. A list of commentors is provided in Table 2-1 below. Each letter has been assigned a number, as indicated in Table 2-1. Each comment that requires a response within the letters has also been assigned a number. The responses to each comment are then correspondingly numbered. For example, the first comment in Letter 1 would be Comment 1-1, and the fourth comment in Letter 4 would be Comment 4-4.

**Table 2-1****Summary of Comment Letters and Commentors**

<b>Comment Letter Number</b>	<b>Commentor Name/Address (if available)</b>
1	Pedro Adrian Medrano, Environmental and Safety Engineer Ricoh Electronics
2	Rebecca Deleon Metropolitan Water District of Southern California
3	Susan E. Brown, Director Physical Planning and Construction Management California State University, Long Beach 1250 Bellflower Boulevard, Suite 370 Long Beach, CA 90840-0127
4	Maureen Neeley, Vice President Member, Advocacy Committee Long Beach Heritage Post Office Box 92521 Long Beach, CA 90809
5	Greg Holmes, Unit Chief Brownfields and Environmental Restoration Program California Department of Toxic Substances Control 5796 Corporate Avenue Cypress, California 90630
6	Elmer Alvarez, ICR/CEQA Branch Chief California Department of Transportation District 7, Regional Planning IGR/CEQA Branch 100 Main Street, MS #16 Los Angeles, CA 90012-3606
7	Scott Morgan, Acting Director California Office of Planning and Research State Clearinghouse and Planning Unit 1400 10 <sup>th</sup> Street Sacramento, CA 95812-3044

**2.2. COMMENTS AND RESPONSES****1. Public and Agency Written Comments**

The comment letters received on the Draft EIR are presented below, and each is followed by corresponding written responses.



Pedro Adrian Medrano  
<p.adrian.medrano@gmail.com>

To craig.chalfant@longbeach.gov

cc

bcc

12/16/2009 05:43 PM

Please respond to  
pam15@cornell.edu

Subject East Village Art Exchange: RDA seeks public comment on EIR

Mr. Chalfant,

I am a resident of Downtown Long Beach (4th & Bonito). I briefly looked over the EIR for the East Village Art Exchange. I don't see major environmental impacts, as stated in the report, it is located in an urban area.

Overall, the project is a great idea. LEED certification is a +++!! I specially liked this part of the EIR: *The project is striving to divert 50% of the non-hazardous construction waste from landfills and either recycled or sent to the appropriate sites for reuse*".

Thank you,

Pedro A. Medrano  
Environmental & Safety Engineer  
Ricoh Electronics

**LETTER 1**

Pedro Adrian Medrano, Environmental and Safety Engineer  
Ricoh Electronics

**RESPONSE 1-1**

Comment noted. This comment concurs with the environmental impact conclusions in the Draft EIR.

**RESPONSE 1-2**

Comment noted. This comment provides support for the project.



"De Leon, Rebecca A"  
<rdeleon@mwdh2o.com>

01/11/2010 10:12 AM

To <craig.chalfant@longbeach.gov>

cc

bcc

Subject Art Exchange Project (SCH #2009061061)

*Thank you,*

*Rebecca De Leon*



Job No. 10011102 - Art Exchange Project (SCH #2009061061).pdf



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Blvd., 5<sup>th</sup> Floor Long Beach, CA 90802 (562) 570-6458 • FAX (562) 570-6068

## Notice of Availability of a Draft Environmental Impact Report

**TO: Agencies, Organizations and Interested Parties**

**SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the  
Art Exchange Project (SCH#2009061061)**

As the Lead Agency overseeing this project's environmental review, the Long Beach Redevelopment Agency initiated the preparation of an Environmental Impact Report (EIR) to determine the nature and extent of the proposed project's impact upon the surrounding environment. An EIR also identifies ways to reduce environmental effects and analyzes reasonable alternatives to avoid or minimize significant environmental effects.

Pursuant to California Code of Regulations, Title 14, Section 15087(a), this Notice has been prepared to advise that the Long Beach Redevelopment Agency has completed a Draft EIR for the proposed project listed above and described below. The Draft EIR is available for public review.

**PROJECT TITLE:** The Art Exchange

**PROJECT APPLICANT:** Long Beach Redevelopment Agency

**PROJECT LOCATION:** Southeast corner of 3<sup>rd</sup> Street and Long Beach Boulevard  
(240-256 Long Beach Boulevard)

**PROJECT DESCRIPTION:** The Art Exchange is intended to provide a permanent and affordable workplace for the development and production of art by local artists. The Exchange would operate on a profit-centered business model where artists sell directly to the public and are connected to networking opportunities that would help promote an art community for the City. Project components include artist studios, multipurpose/classroom space, hot shop for glass and ceramics production, a centrally located open courtyard, gallery space, office, and service areas.

The project totals approximately 10,150 square feet of building area on a 15,000 square foot site (0.34 acres), with approximately 5,150 square feet in new floor area which will complement the existing building at 240 Long Beach Boulevard and use similar open truss structural systems. The project will utilize the existing building by renovating and reusing the front 5,000 square feet (50 foot wide street frontage and 100 foot depth), maintaining the facade on Long Beach Boulevard. The project building will use an open floor plan to take advantage of the existing clear span structural system along with adjustable wall systems to create studios and other spaces that can change for future needs. Sustainability plans for this project include obtaining LEED certification as well as compliance with the City's Green Building Code.



The Initial Study identified the potential for significant project environmental effects in the following issue areas, which are studied in the Draft EIR: air quality and cultural resources. The project site is not on any list as enumerated under Section 65965.5 of the California Government Code.

**PUBLIC COMMENT PERIOD:** The public comment period during which the Long Beach Redevelopment Agency will receive written comments on the Draft EIR is:

**Beginning:** Monday, December 14, 2009      **Ending:** Thursday, January 28, 2010

The Long Beach Redevelopment Agency must receive all written comments relating to the Draft EIR no later than 4:30 p.m. on Thursday, January 28, 2010. Comments should be sent to:

Craig Chalfant  
City of Long Beach  
Department of Development Services  
333 W. Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802

Via fax to: (562) 570-6068  
Via e-mail to: [craig.chalfant@longbeach.gov](mailto:craig.chalfant@longbeach.gov)

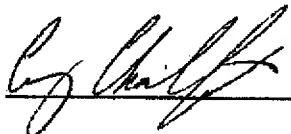
**DOCUMENT AVAILABILITY:** The Draft EIR is available for public review online and at the locations listed below during regular business hours:

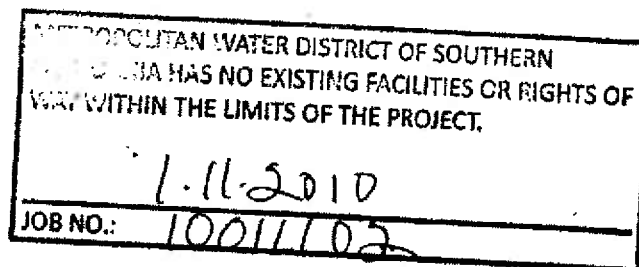
[http://www.lbds.info/planning/environmental\\_planning/environmental\\_reports.asp](http://www.lbds.info/planning/environmental_planning/environmental_reports.asp)  
Long Beach Main Library, 101 Pacific Avenue  
Long Beach City Hall, 333 W. Ocean Blvd, 5<sup>th</sup> Floor

**TO PURCHASE A DRAFT EIR:** The Draft EIR is available on CD-Rom for a fee of \$20.00.

If you require additional information, please contact Craig Chalfant at (562) 570-6368.

Date: 12/14/09

Signature: 



**LETTER 2**

Rebecca Deleon  
Metropolitan Water District of Southern California

**RESPONSE 2-1**

Comment noted. The comment indicates that the Metropolitan Water District of Southern California has no existing facilities or rights of way within the limits of the project.



Susan E Brown  
<sbrown@csulb.edu>

01/12/2010 04:56 PM

To craig.chalfant@longbeach.gov

cc

bcc

Subject Draft EIR - Art Exchange Project

California State University, Long Beach appreciates the opportunity to review the Draft Environmental Impact Report for the Art Exchange Project (SCH#2009061061). We do not have any comments on the contents of the document.

Best wishes for a successful project.

Sue Brown, Director  
Physical Planning and Construction Management  
California State University, Long Beach  
1250 Bellflower Boulevard, Suite 370  
Long Beach, CA 90840-0127  
(562) 985-4131  
sbrown@csulb.edu

**LETTER 3**

Susan E. Brown, Director  
Physical Planning and Construction Management  
California State University, Long Beach  
1250 bellflower Boulevard, Suite 370  
Long Beach, CA 90840-0127

**RESPONSE 3-1**

Comment noted. The comment indicates that CSULB does not have any comments on the Draft EIR.



January 19, 2010

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

Subject: **Comments on The Art Exchange Project  
Draft Environmental Impact Report / December 2009**

Long Beach Heritage is pleased to comment on the plans for the Adaptive Reuse of the Acres of Books site at 240 Long Beach Boulevard. Long Beach Heritage is an established education and advocacy non-profit which promotes preservation of significant historic, architectural, and cultural resources in our city. As such, we will address the nature of the proposed changes to the physical structure of the site in context to its historical and architectural significance.

**Project Objectives [p 3-4]:**

The applicant's project includes a proposed objective (#6) that "allows for the adaptive reuse of the existing historic 240 Long Beach Boulevard building." Long Beach Heritage fully supports this objective as viable and culturally desirable for the city.

**Significance of 240 Long Beach Boulevard [pp 4-71 to 4-72]**

The applicant has addressed the property's architectural and historic integrity, allowing that, although the site does not appear eligible for the National Register of Historic Places, it does meet certain criteria for State and Local designation.

Long Beach Heritage would concur that the site would meet California's Criterion 1 for its associations with early 20<sup>th</sup> century commercial development of our city. In addition, the site is currently designated a local Long Beach Landmark via Criteria A, D, and I (importance to the development of the city, typical architectural style of the era, and its distinguishing characteristics that contribute to the neighborhood).

Long Beach Heritage is heartened by the D-EIR's assertion that the building could also qualify for Local Criteria E and H. These allude to the property's life as a community market and its location and importance as an icon in the East Village. Of course, at the time the building was erected after WWI, the neighborhood was known as the Wayside [Arts] Colony.

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### **Analysis of Impacts to Cultural Resources [pp 4-74 to 4-81]**

Given that the applicant is in agreement with Long Beach Heritage's assessment of the importance of the building, we would like to address the impacts of the adaptive reuse plans. In doing so, we look to see how the proposed changes would affect the integrity of the State and Local landmark criteria, where it is eligible and actual.

#### State Criterion I, Local Criterion A, H – Important to development of the city/neighborhood

The development of the city and, more specifically, the Wayside Colony/East Village, was enhanced by the erection of 240 Long Beach Boulevard (formerly known as American Avenue) in the mid-1920s. Although the original design of the building changed dramatically after the 1933 Earthquake, the building and its use continued to be important to the era. The proposed project as an Art Exchange capitalizes on this identity, providing an equally iconic identity for today's use as an anchor for the arts and cultural movement in Long Beach. This type of use was the original intention of the Wayside Colony. It is appropriate that a distinctive building from that time period would be utilized as such today. Additional features might include:

- A display of photographs of the site's history as a community market, auto dealership, auto garage, honky-tonk and the well-beloved Acres of Books;
- Any additional features which would enhance the "sense of place."

#### Local Criterion D – Distinctive architectural style

The applicant appears to understand the importance of Streamline Moderne to our city's growth of its built environment. The proposed project will strive to rehabilitate the building, back to 100 feet or more and will utilize as many of the character-defining features as possible, including the façade (including windows, bays, pylons, etc.), roof, and concrete flooring, replacing and repairing where necessary. Some rear windows, extra trusses, and skylights will not be able to be used as part of the rehabilitation project, but they will either be used elsewhere in the project or made available for other rehab projects in the city. Long Beach Heritage encourages the reuse of as many of the unique interior features as possible, including

- The horseshoes imbedded in the north steps (hearkens to the building's days as a country western dance hall);

#### Local Criterion I – Established and familiar visual feature of neighborhood

The applicant has shown wisdom in re-using the building at 240 Long Beach Boulevard. It has long been recognized, not only for its distinctive Streamline Moderne structure, but as a long-established bookstore. The demise of such a site would be disruptive to the long term relationship this building and its history has had in Long Beach. Finally, adapting this structure allows the neighborhood to utilize its real architecture and history as a catalyst for development. Many cities across the nation are fostering civic and neighborhood pride by utilizing a sense of identity based on the city's history. This is a prime opportunity to achieve this pride and still develop a much anticipated and much needed project.

### **Analysis of new construction at and adjacent to 240 Long Beach Boulevard**

Finally, Long Beach Heritage is also encouraged by the design of the **additions** to the site. It is important that such alterations do not radically change, obscure, or destroy character-defining spaces. Creating the adjacent courtyard and the subsequent newer structure to the north of the historic building are clearly within the guidelines of the Standards of Rehabilitation, which states that any additions be clearly differentiated from the historic building without radically changing the character defining features of the original.

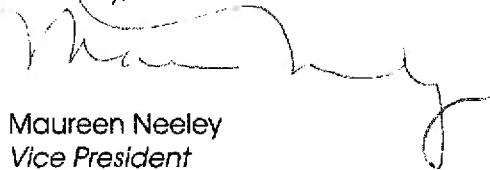
Long Beach Heritage notes that the design put forth by the applicant appears to adhere to the tenants of adaptive reuse within the scope of preservation.

**In conclusion**

Long Beach Heritage is supportive of the attention to detail that the applicant is using for the Art Exchange project, both in its reuse of the historic and character-defining features of the current building at 240 Long Beach Boulevard, and for its innovative and complementary additions to the north side of the project. Long Beach Heritage strongly encourages the city and the applicant to pursue this path.

We applaud this effort and will continue to monitor the progress, offering any assistance we can provide in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Maureen Neeley", written in a cursive style.

Maureen Neeley  
*Vice President*  
*Member, Advocacy Committee*  
Long Beach Heritage

#### **LETTER 4**

Maureen Neely, Vice President  
Member, Advocacy Committee  
Long Beach Heritage  
Post Office Box 92521  
Long Beach, CA 90809

#### **RESPONSE 4-1**

Comment noted.

#### **RESPONSE 4-2**

Comment noted. This comment provides support for the project adaptively reusing the existing 240 Long Beach Boulevard Building.

#### **RESPONSE 4-3**

Comment noted. The commentor concurs with the Draft EIR assessment that the 240 Long Beach Building meets California's Criterion 1 as a historic resource. In addition, the commentor concurs with the Draft EIR that the building could also qualify as historic resource under Local Criteria E and H.

#### **RESPONSE 4-4**

Comment noted. This comment suggests that the project consider features that might include: a display of photographs of the site's history as a community market, auto dealership, auto garage, honkey-tonk and the Acres of Books; and any additional features which would enhance the "sense of place." The Long Beach Redevelopment Agency appreciates these suggestions and will consider them in the design and implementation of the project.

#### **RESPONSE 4-5**

Comment noted. This comment encourages the reuse of as many of the unique interior features as possible, including the horseshoes imbedded in the north steps. The Long Beach Redevelopment Agency appreciates this suggestion and will consider the reuse of unique interior features in the design and implementation of the project.

#### **RESPONSE 4-6**

Comment noted. This comment provides support for the project in that it will adaptively reuse the 240 Long Beach Boulevard building, which is an established and familiar visual feature of the neighborhood.



**RESPONSE 4-7**

Comment noted. This comment provides support for the project's design which does not radically change, obscure or destroy the character-defining features of the 240 Long Beach Boulevard building. Further, this comment notes that the project design appears to adhere to the tenants of adaptive reuse within the scope of preservation.

**RESPONSE 4-8**

Comment noted. This comment provides general support for the project from the Long Beach Heritage.





"Greg Holmes"  
<GHolmes@dtsc.ca.gov>

01/25/2010 02:48 PM

To <craig.chalfant@longbeach.gov>

cc

bcc

Subject Fwd: R4 Geology - Digital Sender

Copy of DTSC's CEQA comments.

Greg Holmes, Unit Chief  
Southern California Cleanup Operations  
Cypress Office  
direct (714) 484-5461  
fax (714) 484-5438

>>> "R4 Geology Digital Sender" <R4 Geology Digital Sender@dtsc.ca.gov> 1/25/2010 7:11 PM >>>

Please open the attached document. This document was digitally sent to you using an HP Digital Sending device.

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## Department of Toxic Substances Control

Linda S. Adams  
Secretary for  
Environmental Protection

Maziar Movassaghi  
Acting Director  
5796 Corporate Avenue  
Cypress, California 90630

Arnold Schwarzenegger  
Governor

January 25, 2010

Mr. Craig Chalfant, Planner  
City of Long Beach  
Department of Development Services  
333 West Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, California 90802  
Craig.chalfant@longbeach.gov

### NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR ART EXCHANGE PROJECT, (SCH # 2006021027), LOS ANGELES COUNTY

Dear Mr. Chalfant:

The Department of Toxic Substances Control (DTSC) has received your submitted draft Environmental Impact Report (EIR) for the above-mentioned project. The following project description is stated in your document: "The project is proposing to retain the important character-defining features of the 240 Long Beach Boulevard building and rehabilitate a large portion of the building for adaptive reuse. The project involves deconstruction of the rear portion of the existing building, renovation and reuse of the front 100 feet of this building, and approximately 5,150 square feet of new construction to incorporate and complement this building. The project site is located in the City of Long Beach, which is located on the San Pedro Bay on the south coast of Los Angeles County. Specifically, the project site is located at the southeast corner of 3<sup>rd</sup> Street and Long Beach Boulevard (240-256 Long Beach Boulevard). The approximate 15,000 square foot (0.34 acres) project site includes 100 and 150 feet of frontage along 3<sup>rd</sup> Street and Long Beach Boulevard, respectively. The site is currently occupied by a surface parking lot and one-story 240 Long Beach Boulevard building. The immediate surrounding area is made up of the office, retail, restaurant and multi-family residential land uses". DTSC has following comments:

- 1) DTSC provided comments on the project Notice of Preparation (NOP) on July 13, 2009; those comments have not been addressed in the draft EIR. Please address DTSC's comments in the final EIR.

Mr. Craig Chalfant  
January 25, 2010  
Page 2

- 2) DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies which would not be responsible parties under CERCLA, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see [www.dtsc.ca.gov/SiteCleanup/Brownfields](http://www.dtsc.ca.gov/SiteCleanup/Brownfields), or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

If you have any questions regarding this letter, please contact Mr. Rafiq Ahmed, Project Manager, at [rahmed@dtsc.ca.gov](mailto:rahmed@dtsc.ca.gov) or by phone at (714) 484-5491.

Sincerely,



Greg Holmes  
Unit Chief  
Brownfields and Environmental Restoration Program

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

CEQA Tracking Center  
Department of Toxic Substances Control  
Office of Environmental Planning and Analysis  
1001 I Street, 22nd Floor, M.S. 22-2  
Sacramento, California 95814  
[ADelacr1@dtsc.ca.gov](mailto:ADelacr1@dtsc.ca.gov)

CEQA#2767

**LETTER 5**

Greg Holmes, Unit Chief  
Brownfields and Environmental Restoration Program  
California Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, California 90630

**RESPONSE 5-1**

Comment noted. This comment provides a summary of the project description.

**RESPONSE 5-2**

Please refer to Page 4-5 of the Draft EIR for a discussion and summary of impacts regarding hazardous materials. As discussed therein, given the limited project size, lack of any indications of contamination, and the project's compliance with the applicable existing regulatory framework regarding hazardous materials, impacts regarding hazardous materials would be less than significant.

**RESPONSE 5-3**

Comment noted. This comment provides general Department of Toxic Substances Control regulatory and contact information.

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7, REGIONAL PLANNING

IGR/CEQA BRANCH

100 MAIN STREET, MS # 16

LOS ANGELES, CA 90012-3606

PHONE: (213) 897-6696

FAX: (213) 897-1337

*Flex your power!  
Be energy efficient!*

IGR/CEQA No. 091220AL, DEIR  
Art Exchange Project  
Vic. LA-710 / PM 4.96  
SCH # 2009061061

January 27, 2010

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

Dear Mr. Chalfant:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is intended to provide a permanent and affordable workplace for the development and production of art by local artists.

The project site is about less than a mile from SR-710. According to the Appendix D, Traffic/Trip Generation Memorandum, the project will generate 294 Average Daily Traffic trips, 14/30 AM/PM traffic trips. We have no comment except the following.

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

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

If you have any questions, please feel free to contact me at (213) 897-6696 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 091220AL.

Sincerely,

A handwritten signature in cursive script that reads "Elmer Alvarez".

ELMER ALVAREZ  
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

**LETTER 6**

Elmer Alvarez, ICR/CEQA Branch Chief  
California Department of Transportation  
District 7, Regional Planning  
IGR/CEQA Branch  
100 Main Street, MS #16  
Los Angeles, CA 90012-3606

**RESPONSE 6-1**

Comment noted.

**RESPONSE 6-2**

Please refer to Page 4-5 and 4-6 of the Draft EIR for a discussion and summary of impacts regarding construction and operational water quality impacts, including impacts associated with storm-water runoff. As discussed therein, construction-related water quality impacts would be less than significant as the project would comply with applicable state, regional and local water quality regulatory requirements. During project operation, site specific design features would be implemented as best management practices (BMPs) to treat on-site surface water prior to entering the storm drain. Further, the project would comply with applicable long-term state, regional and local water quality regulatory requirements. Thus, less than significant water quality impacts during project operation would occur.

**RESPONSE 6-3**

Should transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on State Highways be necessary during project implementation, a Caltrans transportation permit will be obtained, as appropriate. Further, large size truck trips will be limited to off-peak commute period to the maximum extent practicable.

**RESPONSE 6-4**

Comment noted. This comment provides Caltrans contact information.





STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER  
GOVERNOR



CYNTHIA BRYANT  
DIRECTOR

February 3, 2010

Craig Chalfant  
City of Long Beach  
333 W. Ocean Boulevard, 5th Floor  
Long Beach, CA 90802

Subject: Art Exchange Project  
SCH#: 2009061061

Dear Craig Chalfant:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on January 29, 2010, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

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

Sincerely,

Scott Morgan  
Acting Director, State Clearinghouse

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2009061061  
**Project Title** Art Exchange Project  
**Lead Agency** Long Beach, City of

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**Type** EIR Draft EIR

**Description** The Art Exchange is intended to provide a permanent and affordable workplace for the development and production of art by local artists. The Exchange would operate on a profit-centered business model where artists sell directly to the public and are connected to networking opportunities that would help promote an art community for the City. Project components include artist studios, multipurpose/classroom space, hot shop for glass and ceramics production, a centrally located open courtyard, gallery space, office, and service areas.

The project totals approximately 10,150 sf of building area on a 15,000 sf site (0.34 acres) with ~5,150 sf in new floor area which will complement the existing building at 240 Long Beach Blvd and use similar open truss structural systems. The project will utilize the Acres of Books building by renovating and reusing the front 5,000 sf (50 foot wide street frontage and 100 foot depth), maintaining the façade on Long Beach Boulevard. The project building will use an open floor plan to take advantage of the existing clear span structural system along with adjustable wall systems to create studios and other spaces that can change for future needs. Sustainable plans for this project include obtaining LEED certification at a minimum of the Silver level as well as compliance with the City's Green Building Code.

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**Lead Agency Contact**

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

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**Project Location**

**County** Los Angeles  
**City** Long Beach  
**Region**  
**Lat / Long**  
**Cross Streets** Long Beach Blvd and 3rd St  
**Parcel No.** 7281-017-908,909,910, 903, 905, 906  
**Township**  
**Range**  
**Section**  
**Base**

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**Proximity to:**

**Highways** 710  
**Airports** Long Beach  
**Railways**  
**Waterways** Los Angeles River  
**Schools** Long Beach Unified  
**Land Use** PLU: Vacant lots and vacant existing building (240 Long Beach Blvd)  
Z: PD-30 (Downtown Planned Development District)  
GP: Land Use District No. 7 (Mixed Use)

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**Project Issues** Archaeologic-Historic; Air Quality

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

Document Details Report  
State Clearinghouse Data Base

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*Date Received* 12/16/2009    *Start of Review* 12/16/2009    *End of Review* 01/29/2010



ARNOLD SCHWARZENEGGER  
GOVERNOR

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



CYNTHIA BRYANT  
DIRECTOR

February 3, 2010

Craig Chalfant  
City of Long Beach  
333 W. Ocean Boulevard, 5th Floor  
Long Beach, CA 90802

Subject: Art Exchange Project  
SCH#: 2009061061

Dear Craig Chalfant:

The enclosed comment (s) on your Draft EIR was (were) received by the State Clearinghouse after the end of the state review period, which closed on January 29, 2010. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

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

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2009061061) when contacting this office.

Sincerely,

Scott Morgan  
Acting Director, State Clearinghouse

Enclosures  
cc: Resources Agency

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7, REGIONAL PLANNING

IGR/CEQA BRANCH

100 MAIN STREET, MS # 16

LOS ANGELES, CA 90012-3606

PHONE: (213) 897-6696

FAX: (213) 897-1337



*Flex your power!  
Be energy efficient!*

IGR/CEQA No. 091220AL, DEIR

Art Exchange Project

Vic. LA-710 / PM 4.96

SCH # 2009061061

January 27, 2010

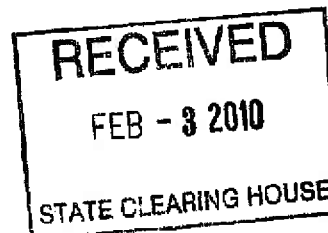
Mr. Craig Chalfant

Long Beach Redevelopment Agency

333 West Ocean Boulevard, 5<sup>th</sup> Floor

Long Beach, CA 90802

*Clear  
1-29-10  
late  
e*



Dear Mr. Chalfant:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is intended to provide a permanent and affordable workplace for the development and production of art by local artists.

The project site is about less than a mile from SR-710. According to the Appendix D, Traffic/Trip Generation Memorandum, the project will generate 294 Average Daily Traffic trips, 14/30 AM/PM traffic trips. We have no comment except the following.

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

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

If you have any questions, please feel free to contact me at (213) 897-6696 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 091220AL.

Sincerely,

ELMER ALVAREZ

IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

**LETTER 7**

Scott Morgan, Acting Director  
California Office of Planning and Research  
State Clearinghouse and Planning Unit  
1400 10th Street  
Sacramento, CA 95812-3044

**RESPONSE 7-1**

Comment noted. The comment acknowledges that the Long Beach Redevelopment Agency has complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

**RESPONSE 7-2**

Comment noted. The second Clearinghouse includes a copy of the Caltrans letter that is identified as Comment Letter No 6. Please refer to Responses 6-1 to 6-4, above.

## 3.0 ERRATA - AIR QUALITY

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### 3.0 ERRATA - AIR QUALITY

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This section of the Final EIR includes the URBEMIS2007 modeling data (see below) utilized to quantify and analyze regional and localized construction-related air quality emissions included on pages 4-44 to 4-47 of the Draft EIR. Specifically, refer to Table 5: Regional and Localized - Unmitigated Construction Emissions (pounds per day), in the Draft EIR, which includes data that is consistent with the attached URBEMIS2007 modeling data. This modeling data was not included in the appendices of the Draft EIR; however, the inclusion of this data into the Final EIR does not change the construction air quality impact analysis or conclusions presented in the Draft EIR.



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Urbemis 2007 Version 9.2.4

Detail Report for Summer Construction Mitigated Emissions (Pounds/Day)

File Name: V:\AQNOISE DIVISION\Active Projects\Art Exchange Long Beach\Construction\Construction.urb924

Project Name: Art Exchange - Long Beach - Construction

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES (Summer Pounds Per Day, Mitigated)

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10 Total	PM2.5 Dust	PM2.5 Exhaust	PM2.5 Total	CO2
Time Slice 1/1/2010-1/29/2010 Active Days: 21	2.05	18.15	9.00	0.01	5.91	0.99	6.91	1.23	0.91	2.15	2,224.31
Demolition 01/01/2010-01/31/2010	2.05	18.15	9.00	0.01	5.91	0.99	6.91	1.23	0.91	2.15	2,224.31
Fugitive Dust	0.00	0.00	0.00	0.00	5.88	0.00	5.88	1.22	0.00	1.22	0.00
Demo Off Road Diesel	1.52	11.91	5.42	0.00	0.00	0.73	0.73	0.00	0.67	0.67	1,275.84
Demo On Road Diesel	0.50	6.18	2.49	0.01	0.03	0.26	0.29	0.01	0.24	0.25	824.13
Demo Worker Trips	0.03	0.06	1.06	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.34
Time Slice 2/1/2010-2/28/2010 Active Days: 20	2.16	20.39	8.91	0.00	0.91	0.88	1.78	0.19	0.80	1.00	2,539.88
Mass Grading 02/01/2010-02/28/2010	2.16	20.39	8.91	0.00	0.91	0.88	1.78	0.19	0.80	1.00	2,539.88
Mass Grading Dust	0.00	0.00	0.00	0.00	0.90	0.00	0.90	0.19	0.00	0.19	0.00
Mass Grading Off Road Diesel	2.11	20.29	7.25	0.00	0.00	0.87	0.87	0.00	0.80	0.80	2,353.36
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.05	0.10	1.63	0.00	0.01	0.01	0.01	0.00	0.00	0.00	186.51
Time Slice 3/1/2010-10/29/2010 Active Days: 175	2.12	15.98	8.53	0.00	0.00	1.03	1.04	0.00	0.95	0.95	1,737.81
Building 03/01/2010-12/31/2010	2.12	15.98	8.53	0.00	0.00	1.03	1.04	0.00	0.95	0.95	1,737.81
Building Off Road Diesel	2.08	15.82	7.77	0.00	0.00	1.03	1.03	0.00	0.94	0.94	1,627.74
Building Vendor Trips	0.01	0.12	0.10	0.00	0.00	0.01	0.01	0.00	0.00	0.00	22.53
Building Worker Trips	0.02	0.05	0.77	0.00	0.00	0.00	0.01	0.00	0.00	0.00	87.54

City of Long Beach  
State Clearinghouse No. 2009061061

Art Exchange Project  
March 2010

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Time Slice 11/1/2010-11/30/2010 Active Days: 22	7.35	15.99	8.70	3.00	0.01	1.03	0.04	0.00	0.95	0.95	1,745.41
Building 03/01/2010-12/31/2010 Building Off Road Diesel	2.12	15.98	8.63	0.00	0.00	1.03	0.04	0.00	0.95	0.95	1,737.81
Building Vendor Trips	2.08	15.82	7.77	0.00	0.00	1.03	1.03	0.00	0.94	0.94	1,627.74
Building Worker Trips	0.01	0.12	0.10	0.00	0.00	0.01	0.01	0.00	0.00	0.01	22.53
Coating 11/01/2010-12/31/2010 Architectural Coating	0.02	0.05	0.77	0.00	0.00	0.00	0.01	0.00	0.00	0.00	87.54
Coating Worker Trips	5.24	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.60
Architectural Coating	5.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.60
Time Slice 12/1/2010-12/31/2010 Active Days: 23	9.38	28.05	17.61	0.00	0.02	2.07	2.08	0.01	1.90	1.91	2,950.17
Asphalt 12/01/2010-12/31/2010 Paving Off-Gas	2.03	12.06	5.91	0.00	0.01	1.03	1.05	0.00	0.95	0.96	1,204.76
Paving Off Road Diesel	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving On Road Diesel	1.95	11.89	6.92	0.00	0.00	1.03	1.03	0.00	0.94	0.94	979.23
Paving Worker Trips	0.00	0.06	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.94
Building 03/01/2010-12/31/2010 Building Off Road Diesel	0.06	0.11	1.90	0.00	0.01	0.01	0.02	0.00	0.00	0.01	217.60
Building Vendor Trips	2.12	15.98	8.63	0.00	0.00	1.03	1.04	0.00	0.95	0.95	1,737.81
Building Worker Trips	2.08	15.82	7.77	0.00	0.00	1.03	1.03	0.00	0.94	0.94	1,627.74
Coating 11/01/2010-12/31/2010 Architectural Coating	0.01	0.12	0.10	0.00	0.00	0.01	0.01	0.00	0.00	0.01	22.53
Coating Worker Trips	0.02	0.05	0.77	0.00	0.00	0.00	0.01	0.00	0.00	0.00	87.54
Architectural Coating	5.24	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.60
Coating Worker Trips	5.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.60

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Mass Grading 2/1/2010 - 2/28/2010 - Default Mass Site Grading/Excavation

Description For Soil Stabilizing Measures, the Water exposed surfaces 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

For Unpaved Roads Measures, the Manage haul road dust 2x daily watering mitigator reduces emissions by:

PM10: 55% PM25: 55%

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Phase Assumptions

Phase: Demolition 1/1/2010 - 1/31/2010 - Default Demolition Description

Building Volume Total (cubic feet): 140000

Building Volume Daily (cubic feet): 14000

On Road Truck Travel (VMT): 194.44

Off-Road Equipment:

1 Air Compressors (106 hp) operating at a 0.48 load factor for 8 hours per day

1 Concrete/Industrial Saws (13 hp) operating at a 0.73 load factor for 8 hours per day

1 Other Equipment (190 hp) operating at a 0.62 load factor for 8 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

Phase: Mass Grading 2/1/2010 - 2/28/2010 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 0.25

Maximum Daily Acreage Disturbed: 0.1

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

2 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 8 hours per day

2 Other Equipment (190 hp) operating at a 0.62 load factor for 8 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (139 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Paving 12/1/2010 - 12/31/2010 - Default Paving Description

Acres to be Paved: 0.12

Off-Road Equipment:

4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day

1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day

1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 3/1/2010 - 12/31/2010 - Default Building Construction Description

Off-Road Equipment:

1 Aerial Lifts (60 hp) operating at a 0.46 load factor for 8 hours per day

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- 1 Air Compressors (106 hp) operating at a 0.45 load factor for 8 hours per day
  - 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
  - 1 Other Equipment (190 hp) operating at a 0.62 load factor for 8 hours per day
  - 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day
- Phase: Architectural Coating 11/1/2010 - 12/31/2010 - Default Architectural Coating Description
- Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100
  - Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50
  - Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250
  - Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100
  - Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250
  - Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

## 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

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## 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

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This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Art Exchange Project located in the City of Long Beach in compliance with Section 21081.6 of the Public Resources Code and Section 15097 of the CEQA Guidelines, which is required for all projects where an Environmental Impact Report or Mitigated Negative Declaration has been prepared. Section 21081.6 of the Public Resources Code states: “...the [lead] agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment...[and the program] shall be designed to ensure compliance during project implementation.” The Long Beach Redevelopment Agency is the Lead Agency for the proposed project.

This MMRP identifies the mitigation measure prescribed in the Draft EIR to reduce the project’s potentially significant impact regarding historic resources to a less than significant level. The MMRP defines the timing during which the mitigation measure is to be implemented; the monitoring and enforcement agency; and the verification/approval party. The MMRP is included as Table 4-1 below.

**Table 4-1  
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Monitoring Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification
				1
<i>Historic Resources</i>				
<p><b>Mitigation Measure A-1:</b> The project applicant shall prepare a Historic American Buildings Survey (HABS) Level III documentation. The HABS document shall be prepared by a qualified architectural historian, historic architect, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. This document shall be prepared in accordance with HABS Level III format and shall briefly record the history of the property, as well as important contributions to the patterns and trends of local history with which the property is associated, as appropriate. The property's physical condition, both historic and current, shall be documented through site plans; historic maps and photographs; original as-built drawings if available; large format photographs; and written data and text. Field photographs and notes shall also be included. All documentation components shall be completed in accordance with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation (HABS standards). The HABS documentation shall be submitted to the National Park Service for transmittal to the Library of Congress, and archival copies shall be sent to the City of Long Beach Development Services Department and the Long Beach Public Library.</p>	<p>Prior to the commencement of any project construction or deconstruction activities.</p>	<p>Long Beach Department of Development Services</p>	<p>Long Beach Department of Development Services</p>	



**PCR SANTA MONICA**  
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