

November 2017 | Addendum to the Midtown Specific Plan EIR
SCH No. 2015031034

General Plan Amendments for PCH/Long PCH/Long Beach Boulevard Transit Node for City of Long Beach

Prepared for:

City of Long Beach

Contact: Gina Casillas, Planner
Development Services Department, Planning Bureau
333 W. Ocean Boulevard, 5th Floor
Long Beach, California 90802
562.570.6879
Gina.Casillas@longbeach.gov

Prepared by:

PlaceWorks

Contact: Nicole Morse, Esq.,
Principal, Environmental Services
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com

Table of Contents

Section	Page
1. INTRODUCTION.....	1
1.1 BACKGROUND, PURPOSE, AND SCOPE.....	1
1.2 INCORPORATION BY REFERENCE.....	9
2. ENVIRONMENTAL FINDINGS.....	11
2.1 ENVIRONMENTAL PROCEDURES.....	11
2.2 ENVIRONMENTAL ANALYSIS.....	12
3. ENVIRONMENTAL DETERMINATION.....	21

Table of Contents

List of Figures

Figure		Page
Figure 1	Vicinity Map.....	5
Figure 2	Proposed General Plan Amendments.....	7

1. Introduction

1.1 BACKGROUND, PURPOSE, AND SCOPE

This document is an Addendum to the previously certified Environmental Impact Report (EIR) (State Clearinghouse No. 2015031034) for the adopted Midtown Specific Plan (Approved Project of Midtown Specific Plan) and addresses proposed land use designation changes to the Pacific Coast Highway/Long Beach Boulevard transit node area of the Midtown Specific Plan (Proposed Project). Refer to Section 1.1.3, *Proposed Project*, of this document for a detailed project description.

The 2016 Draft EIR and 2016 Final EIR of the Approved Project (collectively referred to as the 2016 Certified EIR), in conjunction with this EIR Addendum, serve as the environmental review for the Proposed Project, as required by the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, Chapter 3, Sections 15000–15387). Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Long Beach (City) is the Lead Agency charged with deciding whether or not to approve the Proposed Project. This EIR Addendum addresses the potential environmental impacts associated with the Proposed Project as compared to the Approved Project. The Proposed Project is limited to the Project Area as it involves a change in land use designations for only this portion of the overall area covered by the Midtown Specific Plan (Specific Plan Area, which totals 369 acres). A description of the Approved Project and Proposed Project are provided below.

1.1.1 Approved Project (Midtown Specific Plan)

The Approved Project analyzed in the 2016 Certified EIR consists of City adoption of the Midtown Specific Plan (Specific Plan Area), extraction of the two residential blocks around Officer Black Park from PD-29 (Area Outside the Specific Plan), and retention of the underlying conventional zoning designations already in place for the two extracted residential blocks. The Approved Project also includes the closure of a few roadway segments that intersect with Long Beach Boulevard. Each of the project areas and components is described below.

Specific Plan Area

The Approved Project provides a framework for the development and improvement of a 369-acre corridor along Long Beach Boulevard. The Midtown Specific Plan Area currently contains just under 1,900 residential units and a little over 2.6 million square feet of commercial and employment uses, as well as medical facilities with over 950 licensed hospital beds and three hotels with approximately 200 hotel rooms. The Approved Project increased the number of permitted residential units within the Midtown Specific Plan Area to just over 3,600 units—approximately 1,700 more than existing conditions but about 2,200 less than would be allowed under the current PD-29 zoning.

1. Introduction

The Midtown Specific Plan allows commercial and employment building square footage of 2.9 million square feet (a net increase of almost 369,000 square feet over existing conditions) by concentrating and intensifying development at key transit and employment nodes. The buildout projections for the Specific Plan assume a small increase in the number of licensed hospital beds (27 beds) and the addition of a business hotel with up to 81 hotel rooms.

Area Outside the Specific Plan

As stated above, the Approved Project includes an area outside of, but adjacent to the Specific Plan Area boundary; the area comprises approximately four acres around Officer Black Park. Existing land uses within this area consists of 76 dwelling units and 11,346 square feet associated with the existing church; this area also contains Officer Black Park.

Under the Approved Project, the two residential blocks around Officer Black Park were extracted from PD 29 and retained their underlying conventional zoning designations: Single-Family Residential, standard lot (R-1-N); Three-Family Residential (R-3-S); and Park (P). The proposed extraction did not require an amendment to the City's zoning map, as the underlying conventional zoning designations were already in place. With the exception of the zoning designation revisions, no physical change (e.g., additional development intensity, redevelopment) was proposed; the EIR assumed no physical changes would occur within this area and all existing uses would remain.

Roadway Segment Closures

The Approved Project included the closure of the following roadway segments to vehicular traffic in order to create parklets (small street parks): 25th Street west of Long Beach Boulevard; 25th Street east of Long Beach Boulevard; 23rd Street west of Long Beach Boulevard; 23rd Street east of Long Beach Boulevard; 21st Street west of Long Beach Boulevard; 21st Street east of Long Beach Boulevard; Rhea Street east of Long Beach Boulevard; Esther Street east of Long Beach Boulevard; 15th Street west of Long Beach Boulevard; 15th Street east of Long Beach Boulevard; and 14th Street east of Long Beach Boulevard.

Approved Project Approvals

Implementation of the Approved Project required the project approvals listed in Table 2.

Table 1 Project Approvals for Approved Project

Lead Agency	Action
Long Beach City Council	Adoption of the Midtown Specific Plan Adoption of a Zone Change Certification of the EIR Adoption of Findings of Fact and Statement of Overriding Considerations (if required) Adoption of the Mitigation Monitoring Program
Responsible Agencies	Action
Los Angeles Regional Water Quality Control Board	Issuance of a National Pollution Discharge Elimination System Permit (NPDES) for future construction activities

1. Introduction

1.1.2 2016 Certified EIR

On June 24, 2016, the Long Beach City Council certified the 2016 Certified EIR and adopted the Approved Project. The 2016 Certified EIR analyzed environmental impacts of the Approved Project. Most impacts identified in the EIR were determined to be less than significant after implementation of mitigation measures. However, the following impacts were determined to be significant and unavoidable even after implementation of feasible mitigation:

- **Air Quality Standards (Construction).** The Approved Project was found to generate short-term emissions that exceed the South Coast Air Quality Management District's (SCAQMD) regional construction significance thresholds and would significantly contribute to the nonattainment designations of the South Coast Air Basin.
- **Air Quality (Operational).** The Approved Project was found to generate long-term emissions that exceed SCAQMD's regional operational significance thresholds and would significantly contribute to the nonattainment designations of the South Coast Air Basin.
- **Air Quality (Construction).** It was determined that construction activities related to buildout of the Approved Project could expose sensitive receptors to substantial pollutant concentrations of NO_x, CO, PM₁₀, and PM_{2.5}.
- **Air Quality Plan (Construction and Operational).** It was determined that the Approved Project is a regionally significant project that would contribute to an increase in frequency or severity of air quality violations in the South Coast Air Basin and would conflict with the assumptions of the applicable Air Quality Management Plan.
- **Greenhouse Gas (GHG) Emissions (Operational).** It was determined that buildout of the Approved Project would result in a substantial increase in GHG emissions compared to existing conditions and would not meet SCAQMD's Year 2035 Target efficiency metric of 2.4 metric tons of CO_{2e} per year per service population or the long-term GHG reduction goal under Executive Order S-3-05.
- **Noise (Construction).** It was determined that noise from construction activities associated with future development projects that would be accommodated by the Approved Project could result in substantial impacts to sensitive receptors.

1.1.3 Proposed Project

The City is processing two General Plan Amendments (GPA 17-005 and GPA 17-006) to implement land use designation changes to the Pacific Coast Highway/Long Beach Boulevard transit node area of the Midtown Specific Plan. The combined Project Area consist of 24 parcels and is north of E. 16th Street between Locust Avenue to the west and Long Beach Boulevard to the east, see Figure 1, *Vicinity Map*. GPA 17-005 addresses the Project Area north of E. Pacific Coast Highway (PCH) and GPA 17-006 addresses the Project Area south of PCH.

1. Introduction

The Proposed Project includes two separate applications.

- **Application No. 1709-35** consists of GPA 17-005, site plan review (SPR 17-044), and a lot merger (LMG 17-015) to change the current land use designations for 11 parcels in the Project Area north of PCH from Moderate Density Residential (LUD #3B) and Traditional Retail Strip Commercial (LU #8A) to Mixed Use District (LUD #7). This application would also allow for the development of 48 dwelling units at 1838-1852 Locust Avenue.
- **Application No. 1709-46** consists of GPA 17-006, site plan review (SPR 17-075), and a lot merger (LMG 17-019) to change the current land use designations for 13 parcels in the Project Area south of PCH from Moderate Density Residential (LUD #3B) and Traditional Retail Strip Commercial (LU #8A) to Mixed Use District (LUD #7). This application would also allow for the development of 102 dwelling units at 1795 Long Beach Boulevard.

General Plan Amendments

A general plan amendment was not processed at the time of adoption of the Approved Project because the updated General Plan Land Use Element was expected to be adopted within a year of the Approved Project adoption. However, the General Plan Land Use Element update has not been completed, resulting in an inconsistency between the Midtown Specific Plan zoning districts and the current General Plan land use designations. Therefore, the general plan amendments are needed to resolve the inconsistencies and to facilitate development opportunities for the 24 parcels that make up the Project Area.

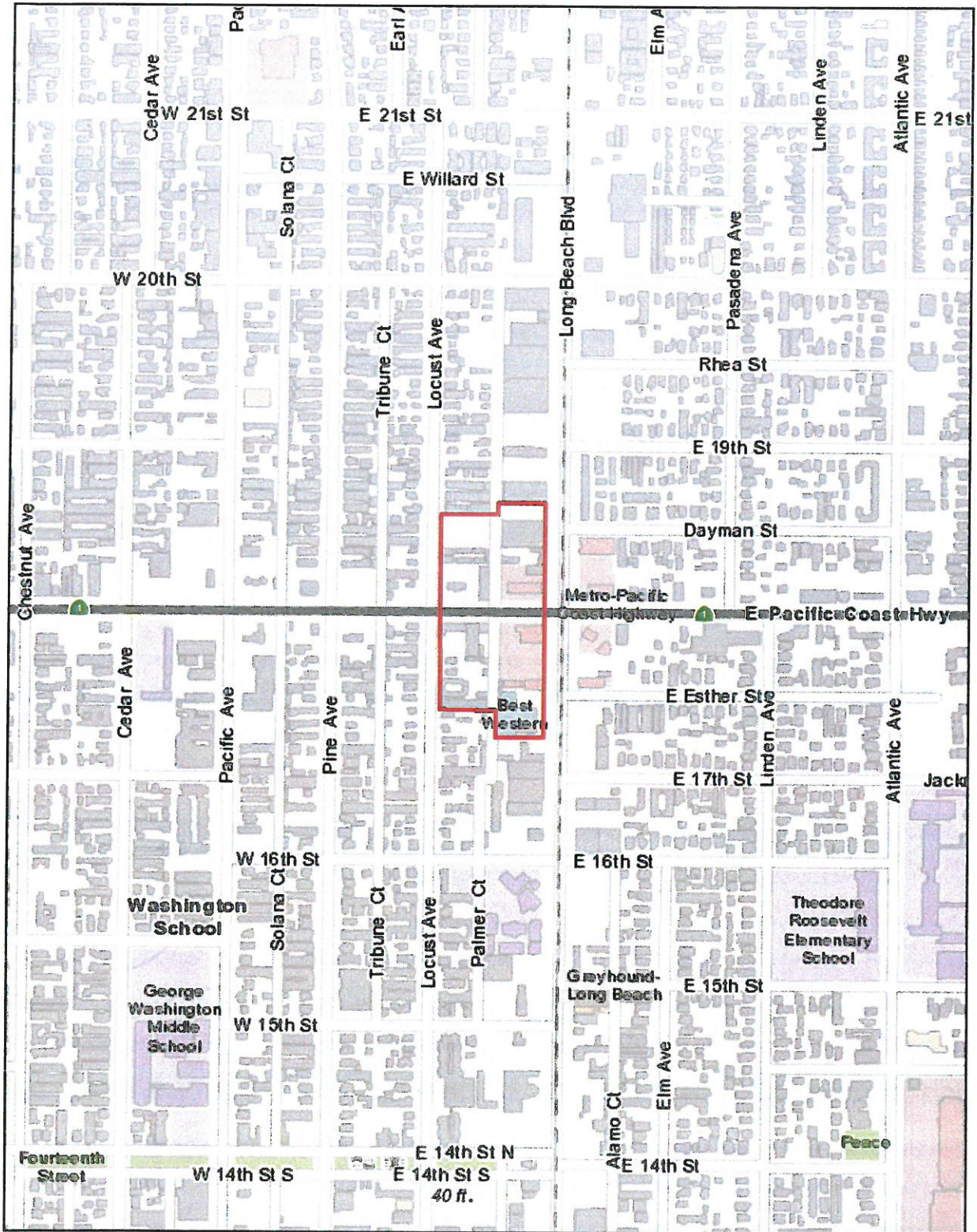
The proposed general plan amendments would convert the existing land uses to Mixed Use District LUD #7, which is consistent with the underlying Midtown Specific Plan zoning of Transit Node High. Mixed Use District LUD #7 allows both residential and mixed uses, see Figure 2, *Proposed General Plan Amendments*. The Transit Node High designation is a sub-category of the Transit Node (TN) District of the Midtown Specific Plan. The TN District supports compact, transit-oriented mixed-use and residential development centered on the three Metro Blue Line stations.

Site Plan Reviews and Lot Mergers

The proposed site plan reviews and lot mergers were analyzed in the following documents, which are included as exhibits to the staff report and are incorporated herein by reference:

- Environmental Compliance Checklist: Midtown Specific Plan Program Environmental Impact Report, 1836-1852 Locust Avenue, Application No. 1709-35, SPR 17-044/LMG17-015, dated December 7, 2017.
- Environmental Compliance Checklist: Midtown Specific Plan Program Environmental Impact Report, 1795 Long Beach Boulevard, Application No. 1709-46, SPR 17-075/LMG 17-019, dated December 7, 2017.

Figure 1- Vicinity Map



Project Boundary

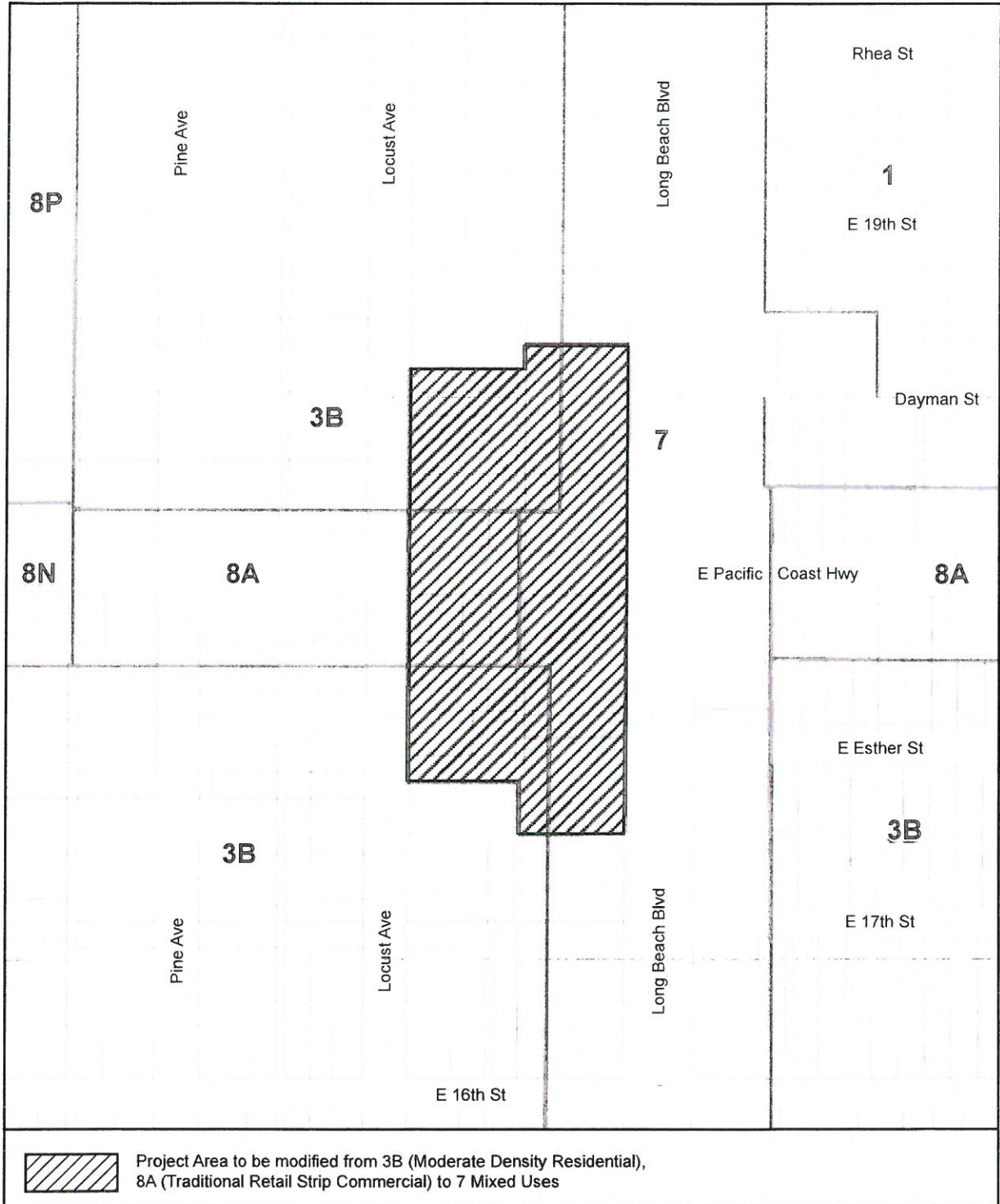


Source: ESRI, 2017

1. Introduction

This page intentionally left blank.

Figure 2 - Proposed General Plan Amendments



Source: ESRI, 2017



PlaceWorks

1. Introduction

This page intentionally left blank.

1. Introduction

Proposed Project Buildout

The Proposed Project would create consistency between the General Plan land use designations and the adopted Specific Plan zoning; it would not increase the allowable development in the Project Area. The Project Area is within the 20-acre Transit Node District #6, which allows 30-60 dwelling units per acre, for a total of 362 dwelling units, 297,125 commercial square feet, and 102 hotel rooms. Development of both the 1836-1852 Locust Avenue (48 units) and 1795 Long Beach Boulevard (102 units) projects would be within the overall buildout assumed for the Project Area.

Lead Agency and Discretionary Approvals

This EIR Addendum documents the City's consideration of the potential environmental impacts resulting from the Proposed Project and explains why CEQA analysis in the form of a subsequent EIR or supplemental EIR is not required. The City of Long Beach is the lead agency and has approval authority over the Proposed Project. Discretionary approvals for the Proposed Project include:

Application No. 1709-35

- General Plan Land Use Amendment (GPA 17-005)
- Site Plan Review (SPR 17-044)
- Lot Merger (LMG 17-015)

Application No. 1709-46

- General Plan Land Use Amendment (GPA 17-006)
- Site Plan Review (SPR 17-075)
- Lot Merger (LMG 17-019)

1.2 INCORPORATION BY REFERENCE

This Addendum incorporates by reference the technical studies provided in the appendices and the documents described below in accordance with CEQA Guidelines § 15148 and 15150.

- City of Long Beach Midtown Specific Plan
- Final EIR for the City of Long Beach Midtown Specific Plan (SCH No. 2015031034), dated March 2016.
- Environmental Compliance Checklist: Midtown Specific Plan Program Environmental Impact Report, 1836-1852 Locust Avenue, Application No. 1709-35, SPR 17-044/LMG17-015, dated December 7, 2017.
- Environmental Compliance Checklist: Midtown Specific Plan Program Environmental Impact Report, 1795 Long Beach Boulevard, Application No. 1709-46, SPR 17-075/LMG17-019, dated December 7, 2017.

1. Introduction

The technical studies and documents are available for review at the City of Long Beach, Development Services Department, 333 West Ocean Boulevard, 5th Floor, Long Beach, CA 90802.

2. Environmental Findings

The CEQA Guidelines provide detailed information on when a subsequent EIR, supplemental EIR, and EIR Addendum can be prepared. This chapter considers the provisions of CEQA Guidelines Sections 15162, 15163, and 15164 and analyzes impacts associated with the changes to the Approved Project.

2.1 ENVIRONMENTAL PROCEDURES

Pursuant to CEQA and the State CEQA Guidelines, the City's review of the Addendum focuses on the potential environmental impacts associated with the Proposed Project that might cause major revisions to the 2016 Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects pursuant to State CEQA Guidelines Section 15162.

Pursuant to CEQA Section 21166 and State CEQA Guidelines Section 15162, when an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

- Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
 - B. Significant effects previously examined will be substantially more severe than identified in the previous EIR.
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.

2. Environmental Findings

- D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

If some changes or additions to the previously prepared EIR or negative declaration are necessary, but none of the conditions specified in Section 15162 are present, the lead agency shall prepare an addendum (CEQA Guidelines Section 15164[a]).

This Addendum analyzes the potential impacts of the Proposed Project as compared to the Approved Project and any changes to the existing conditions that have occurred since certification of the 2016 Certified EIR. It also reviews any new information related to environmental impacts, mitigation measures and/or alternatives (if any) that was not known and could not have been known with exercise of reasonable diligence at the time that the 2016 Certified EIR was certified. It further examines whether, as a result of any changes or any new information, a Subsequent EIR or negative declaration may be required. This examination includes an analysis of the provisions of CEQA Section 21166 and State CEQA Guidelines Section 15162 and their applicability to the Proposed Project.

2.2 ENVIRONMENTAL ANALYSIS

This section describes the requirements for the preparation of a Subsequent EIR and EIR Addendum and demonstrates why the preparation of an Addendum to the 2016 Certified EIR is appropriate for the Proposed Project.

2.2.1 CEQA Guidelines, Section 15162: Subsequent EIRs and Negative Declarations

CEQA Guidelines Section 15162(a) states,

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- 1. No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.** (14 CCR Section 15162[a][1])

Approval of the Proposed Project would not require major revisions to the 2016 Certified EIR because no new significant environmental effects or substantial increase in the severity of previously identified significant effects would occur. The change in General Plan land use designations associated with the Proposed Project would bring the Project Area into consistency with the underlying Midtown Specific Plan zoning of the Project Area. Furthermore, development of the Proposed Project would not result in a new significant environmental effect or cause a substantial increase in the severity of impacts identified in the 2016 Certified EIR.

2. Environmental Findings

The analysis below, which discusses environmental topic areas listed in Appendix G of the CEQA Guidelines, demonstrates that no substantial changes are proposed and no major revisions of the 2016 Certified EIR would be required due to approval of the Proposed Project.

Aesthetics. The Project Area is buildout out with buildings and surface parking with the exception of a vacant lot at 1836-1852 Locust Avenue. There have been no substantial changes to the existing Project Area since adoption of the 2016 Certified EIR that would require changes to the EIR. The proposed general plan amendments would bring the Project Area into consistency with the underlying Midtown Specific Plan zoning and buildout assumptions used for that area. Future development would be subject to the Midtown Specific Plan zoning standards for setbacks, height requirements, and building design as analyzed in the 2016 Certified EIR. The Proposed Project is consistent with the Midtown Specific Plan. Therefore, any changes to the aesthetic or visual character of the Project Area or its surroundings has already been accounted for in the 2016 Certified EIR. No new or substantially greater impacts related to aesthetics would occur.

Agriculture and Forestry Resources. No agricultural or forestry resources were identified for the Project Area in the 2016 Certified EIR. This fact remains unchanged for the Proposed Project. No new impacts or substantially greater impacts related to agricultural or forestry resources would occur.

Air Quality. The Proposed Project would not increase the development assumptions analyzed for the Project Area in the 2016 Certified EIR. Therefore, there would be no increase in square footage, population, or vehicle trips that would result in an increase in construction or operational emissions compared to the Approved Project. Mitigation Measures AQ-1 through AQ-6 would apply to the Proposed Project. Therefore, no new or substantially greater impacts related to air quality would occur.

Biological Resources. The 2016 Certified EIR found that the Project Area is generally graded, previously-disturbed, and highly urbanized, and, therefore, does not support sensitive biological habitats, communities, species, or wetlands. No biological resources or habitat conservation plans were identified for the Project Area in the 2016 Certified EIR. This fact remains unchanged for the Proposed Project. Therefore, as with the Approved Project, the Proposed Project would not impact such resources. No new impacts or substantially greater impacts related to biological resources would occur.

Cultural Resources. The 2016 Certified EIR identified 66 potential historical resources that required further evaluation pursuant to Mitigation Measure CUL-1. Redevelopment projects are also required to implement Mitigation Measure CUL-2 to protect other potential historical properties that turn 50 years old after adoption of the Midtown Specific Plan. No new historical resources have been identified in the Project Area since adoption of the Midtown Specific Plan. The Proposed Project would not expand the proposed development area or result in impacts to new or previously unknown cultural resources. Development within the Project Area is comply with Mitigation Measures CUL-1 and CUL-2. Therefore, no new or substantially greater impacts related to cultural resources would occur.

Geology and Soils. Implementation of the Proposed Project would not result in a change in buildout or development area. Therefore, impacts related to geology and soils would be the same as the Approved Project and less than significant. No new or substantially greater impacts related to geology and soils would occur.

2. Environmental Findings

Greenhouse Gas Emissions. The Proposed Project would not increase the development assumptions analyzed for the Project Area in the 2016 Certified EIR. Therefore, there would be no increase in square footage, population, or vehicle trips that would result in an increase in GHG emissions compared to the Approved Project. No new or substantially greater impacts related to GHG emissions would occur.

Hazards and Hazardous Materials. Implementation of the Proposed Project would not result in a change in buildout or development area. Therefore, impacts related to geology and soils would be the same as the Approved Project. Development within the Project Area would be required to comply with Mitigation Measures HAZ-1 and HAZ-2. Therefore, no new or substantially greater impacts related to hazards and hazardous materials would occur.

Hydrology and Water Quality. The existing conditions have not changed in the Project Area since certification of the 2016 Certified EIR. The 2016 Certified EIR determined that the Adopted Project would not increase runoff over existing conditions, except where single-family residential would be redeveloped as multifamily residential. Additionally, the Adopted Project required drainage improvements specified in Mitigation Measures HYD-1 through HYD-4, which are consistent with those outlined in the 2005 Master Plan of Drainage Update and identified by the City of Long Beach Public Works Department.

Implementation of the Proposed Project would not result in a change in buildout or development area. Therefore, impacts related to geology and soils would be the same as the Approved Project. Development within the Project Area would be required to comply with Mitigation Measures HYD-1 through HYD-4. Therefore, no new or substantially greater impacts related to hydrology and water quality would occur.

Land Use and Planning. The Proposed Project involves a change in General Plan land use designations for the Project Area to bring the area into consistency with the underlying Midtown Specific Plan zoning of the Project Area. The Proposed Project implements a requirement of the Adopted Project. Specifically, Mitigation Measure LU-1 states the following:

LU-1 If the current General Plan Land Use Element update being undertaken by the City of Long Beach, which includes revisions to the land use designations of the current Land Use Map (including the area covered by the Midtown Specific Plan), is not adopted within 12 months after adoption of the Midtown Specific Plan, the City shall initiate a General Plan Amendment to achieve consistency between the General Plan Land Use Element and the Midtown Specific Plan. Specifically, the General Plan Amendment shall require an update to the current Land Use Map in order to change the current General Plan land use designations of the Midtown Specific Plan area to allow for uses and densities set forth in the Midtown Specific Plan.

A future General Plan Amendment may also require revisions to tables and exhibits in the Mobility Element pertaining to roadway classifications and closures associated with the Midtown Specific Plan. The specific roadway closures under the Midtown Specific Plan include 25th Street, 23rd Street, 21st Street, and 15th Street east and west of Long Beach Boulevard; Rhea Street east of Long Beach Boulevard; Esther Street east of Long Beach

2. Environmental Findings

Boulevard; and 14th Street east of Long Beach Boulevard. Roadway amendments will be processed as the time of individual roadway character change projects

Therefore, the Proposed Project would not result in any new or substantially greater impacts related to land use and planning. In fact, the Proposed Project would result in a beneficial impact as it would remove the current inconsistencies between the Midtown Specific Plan zoning and current General Plan land use designations of the Project Area.

Mineral Resources. No mineral resources were identified for the Project Area in the 2016 Certified EIR. This fact remains unchanged for the Proposed Project. No new impacts or substantially greater impacts related to mineral resources would occur.

Noise. The Proposed Project would not increase the development assumptions analyzed for the Project Area in the 2016 Certified EIR. Therefore, there would be no increase in square footage, population, or vehicle trips that would result in an increase in construction or operational-related noise impacts compared to the Approved Project. Mitigation Measures N-1 through N-5 would apply to the Proposed Project. Therefore, no new or substantially greater impacts related to noise would occur.

Population and Housing. Project implementation would not result in the generation of additional housing or population, nor the additional removal of existing housing or population. Residential development and increase in population that would occur within the Project Area (as accommodated by the Midtown Specific Plan) was already considered and analyzed in the 2016 Certified EIR. Therefore, any increase in housing and population for the Project Area has already been accounted for in the 2016 Certified EIR. No new or substantially greater impacts than related to population and housing would occur.

Public Services. Implementation of the Proposed Project would not result in impacts to or need for additional public services, including fire, police, school, and library. While the Proposed Project involves development and a change in land use designations for the Project Area, its impacts to public services were already considered and analyzed in the 2016 Certified EIR. Therefore, the impacts to public services as a result of actual development permitted within the Project Area have already been accounted for in the 2016 Certified EIR. The demand for public services would not change under the Proposed Project, and no new or substantially greater impacts related to public services would occur.

Recreation. Impacts to recreational facilities and services were already considered and analyzed in the 2016 Certified EIR. The Proposed Project would not increase the need for additional recreational resources. Therefore, the impacts to recreational facilities and services as a result of actual development permitted within the Project Area have already been accounted for in the 2016 Certified EIR. The demand for recreational facilities and services would not change under the Proposed Project, and no new or substantially greater impacts related to recreation would occur.

Transportation and Traffic. As stated previously, the Proposed Project would not generate additional traffic (vehicular, pedestrian, or bicycle) compared to the Adopted Project and building assumptions used in the 2016 Certified EIR. Development that would occur within the Project Area is and its impacts to

2. Environmental Findings

transportation and traffic were already analyzed and mitigated for in the 2016 Certified EIR. Development is required to comply with Mitigation Measures TRAF-1 and TRAF-2.

TRAF-1 requires preparation of a site-specific traffic study as part of the subsequent review for development projects. The *Site-Specific Traffic Impact Study prepared for the development at 1836-1852 Locust Avenue*, prepared by KOA Corporation (October 2017) determined that the addition of project-related traffic to the adjacent intersection of Long Beach Boulevard and Pacific Coast Highway and Palmer Court and Pacific Coast Highway would not cause any significant impacts. Additionally, the *Traffic Impact Analysis, 1795 Long Beach Boulevard Mixed-Use Development Project, Long Beach, California* prepared by Linscott, Law & Greenspan Engineers (June 27, 2017) determined that the addition of project-related traffic would not significantly impact surrounding area intersections. Specifically, no significant impact would occur at: 1) Pacific Avenue at PCH, 2) N. Palmer Court at PCH, 3) Long Beach Boulevard at PCH, 4) N. Palmer Court at 16th Street, or 5) Long Beach Boulevard at 16th Street under existing plus project and cumulative year 2020 conditions. Therefore, the proposed project has satisfied the requirements of Mitigation Measure TRAF-1.

No new or substantially greater impacts related to transportation and traffic would occur.

Utilities and Service Systems. Implementation of the Proposed Project would not result the need for additional utilities or services systems, including water and wastewater collection and treatment facilities and systems, drainage facilities and systems, and solid waste facilities. The Proposed Project would be required to comply with Mitigation Measures USS-1 and USS-2 of the 2016 Certified EIR. The demand for utilities and service systems would not change under the Proposed Project, and no new or substantially greater impacts related to utilities and service systems would occur.

Conclusion. In accordance with the CEQA Guidelines, since none of the conditions specified in Section 15162 are present, the City has determined that an Addendum to the 2016 Certified EIR is the appropriate form of environmental review for the Proposed Project.

2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. (14 CCR Section 15162(a)(2))

Approval of the Proposed Project would not require major revisions to the 2016 Certified EIR because no substantial changes have occurred with respect to the circumstances under which the Approved Project was undertaken. Existing conditions of the Project Area have not changed since adoption of the Approved Project and certification of the 2016 Certified EIR. The revisions under the Proposed Project would not result in any physical changes to the environment that would cause new significant effects or increase the severity of previously identified impacts.

Although a statement of overriding considerations was made in conjunction with the 2016 Certified EIR, substantial changes in the circumstances under which the project was undertaken have not occurred since the Approved Project was adopted on June 24, 2016. No substantial increases in the severity of impacts would

2. Environmental Findings

occur. Therefore, the Proposed Project would not have new significant environmental effects or substantially increase the severity of previously identified significant effects due to changes in circumstances.

3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

a. The project will not have one or more significant effects not discussed in the previous EIR. (14 CCR Section 15162(a)(3)(A))

No new information has been introduced that would increase the severity of the identified cumulative impacts or cause new significant effects not discussed in the 2016 Certified EIR. The change in land use designations under the Proposed Project is not considered new information of substantial importance that was not previously known. The Proposed Project would not increase previously identified impacts or result in new areas of development or other changes to the physical environment outside the original project area.

b. Significant effects previously examined will not be substantially more severe than shown in the previous EIR. (14 CCR Section 15162(a)(3)(B))

No new information has been introduced that would increase the severity of impacts discussed in the 2016 Certified EIR. The Proposed Project does not propose nor allow new development or other changes to the physical environment that were not previously analyzed.

c. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative” (14 CCR Section 15162(a)(3)(C))

The 2016 Certified EIR incorporated all feasible mitigation measures. Since certification of the 2016 Certified EIR, no new, previously unknown information of substantial importance has come to light that would affect the mitigation measures that were adopted or the alternatives that were considered as a part of the decision-making process.

The Proposed Project would not create new significant effects that were not previously analyzed, nor would the magnitude of impacts exceed those found in the 2016 Certified EIR. No new mitigation measures are proposed, and the Mitigation Monitoring and Reporting Program adopted as a part of the 2016 Certified EIR remains adequate to mitigate impacts of the Proposed Project.

The alternatives that were analyzed also remain applicable to the Proposed Project and do not need to be reconsidered; therefore, the Proposed Project does not create new impacts that would require new analysis of project alternatives.

d. No mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the

2. Environmental Findings

environment, but the project proponents decline to adopt the mitigation measure or alternative. (14 CCR Section 15162(a)(3)(D))

No new mitigation measures are required, and the Mitigation Monitoring and Reporting Program adopted as a part of the 2016 Certified EIR remains adequate to mitigate impacts of the Proposed Project. The alternatives that were analyzed also remain applicable and do not need to be reconsidered; the Proposed Project does not create new impacts that would require new analysis of project alternatives.

As substantiated in this document, the Proposed Project does not create new significant impacts that would require the preparation of a subsequent EIR, and an addendum to the 2016 Certified EIR would be appropriate to satisfy CEQA.

2.2.2 CEQA Guidelines Section 15164: Addendum to an EIR or Negative Declaration

1. **The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.** (14 CCR Section 15164(a))

This EIR Addendum provides additional information specifically relevant to the changes to the 2016 Certified EIR caused by the Proposed Project. None of the conditions from Section 15162 are present that would require a subsequent EIR.

2. **An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.** (14 CCR Section 15164(b))

The Approved Project was the subject of a full EIR, not a negative declaration; therefore subsection (b) does not apply.

3. **An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.** (14 CCR Section 15164(c))

This EIR Addendum will not be made available for public review, but will be included as part of the staff report for the Long Beach Planning Commission and City Council hearings for the Proposed Project will be considered.

4. **The decision -making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.** (14 CCR Section 15164(d))

The Long Beach City Council will consider the EIR Addendum and 2016 Certified EIR prior to approving the Proposed Project.

2. Environmental Findings

- 5. A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence. (14 CCR Section 15164(e))**

Pursuant to CEQA Guidelines Section 15164, after an EIR has been certified for a project, if some minor technical changes to the previously certified EIR are necessary, preparation of an Addendum to the EIR is appropriate. Previous analysis of environmental impacts has been conducted for the Approved Project in an Initial Study, a Draft EIR, and a certified Final EIR. As demonstrated in Section 2.2.1, the Proposed Project would not involve new significant environmental effects or a substantial increase in the severity of significant effects already identified in the 2016 Certified EIR. Given this finding, an Addendum to the 2016 Certified EIR is appropriate and has been prepared.

2. Environmental Findings

This page intentionally left blank.

3. Environmental Determination

Based on the evidence in light of the whole record documented in the certified EIR and cited incorporations:

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

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

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

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

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



Signature

11/22/17

Date

Christopher Koatz

Printed Name

City of Long Beach

For

