

CEQA FINDINGS
Categorical Exemption, Class 32
3340 North Los Coyotes Diagonal
Application No. 2202-33 (SPR 22-08)
May 5, 2022

Pursuant to the California Environmental Quality Act the proposed project (an 86 room, 109-bed senior assisted and memory care facility) is found to be categorically exemption per Section 15332 of the California Environmental Quality Act Guidelines. The following findings are presented for consideration, adoption, and incorporation into the record of proceedings.

- 1. Is the project consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations?**

Project is consistent with the existing General Plan Community Commercial (CC) Land Use PlaceType Designation and I (Institutional) Zoning Designation applicable to the Project Site. The proposed use is Special Group Residences (communal, board and care, etc.), which is permitted with a Conditional Use Permit in the Institutional zone.

- 2. Is the proposed development located within the city limits on a project site of no more than five acres substantially surrounded by urban uses?**

The Project Site is 2.19-acres, within City limits, and surrounded by urban uses. The Proposed Project will include a lot line adjustment of 2.46 acres to modify existing lot lines on the subject site for the purpose of constructing the senior assisted living facility and relocating the existing wireless telecommunications facility to an adjacent lot. The adjacent lots are improved with general office, medical uses and an assembly use with associated parking. The existing project site parcel is 2.19 acres without the lot line adjustment and 2.46 acres with the lot line adjustment.

- 3. Does the project site have value as habitat for endangered, rare, or threatened species?**

The Project Site is currently vacant and paved with 20 existing trees. The Project Site and has no value as habitat for endangered, rare, or threatened species. The proposed project will remove 19 Carrotwood Trees (*Cupaniopsis Anacardioides*) and preserve the existing eucalyptus tree located along the east property line along Los Coyotes Diagonal. Existing trees on the Project Site would be removed in a manner that would allow compliance with the Migratory Bird Treaty Act (MBTA).

4. Would approval of the project result in any significant effects relating to traffic, noise, air quality, or water quality?

a. Traffic:

Construction - During construction, there will be heavy equipment and an estimated 20 to 30 construction employees that will travel to the site daily (Attachment F – Notice of Exemption Technical Reports) and use the existing roadways in the City, which also function at acceptable levels. During operations, there will be up to 15 employees who will travel to and from the facility each day. An undetermined number of smaller delivery trucks will be used for pickup and delivery of supplies and product. Therefore, there will be a negligible impact on traffic.

Operation – The Proposed Project consists of the operation of a two-story senior assisted living facility with 78,277 square feet of floor area and 86 assisted living units with a total of 109 beds on a 2.46-acre Project site. Vehicular access is proposed to utilize the existing driveway located off of Los Coyotes Diagonal. According to the City of Long Beach Traffic Impact Analysis Guidelines (June 2020) [“the City TIA Guidelines”], certain types of projects, because of their size, nature, or location, are exempt from the requirement of preparing detailed traffic impact analysis, including a vehicle miles traveled (VMT) analysis. The Proposed Project is forecast to generate approximately 284 daily vehicle trips, including 20 vehicle trips during the AM peak hour and 26 vehicle trips during the PM peak hour (Appendix F). Since the proposed project is forecast to generate fewer than 500 daily trips, the Proposed Project satisfies the City established screening criteria for small projects, Project traffic is exempt from preparing a Traffic Impact Study and a Vehicle Miles Traveled (VMT) Study. A VMT screening assessment was conducted for the Project (Appendix F). The Trip Generation and Distribution Analysis in Appendix F identified that the Project would have less than significant impacts on traffic.

b. Noise:

Construction Noise- The Proposed Project would generate temporary noise during construction activities. A noise and vibration impact analysis (Appendix C) was prepared by Ganddini Group (November 2, 2021). Construction noise associated with the proposed project was calculated at the sensitive receptor locations, utilizing methodology presented in the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (2018) together with several key construction parameters including: distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the project site. Existing sensitive receptors in the immediate vicinity of the project site include an assembly use located adjacent to the east of the Project Site, single-family residential uses located approximately 165 feet to the south, 195 feet to the west, and 275 feet to the east of the project site. Modeled unmitigated construction noise levels reached up to 69.8 dBA Leq at the nearest residential property line to the west, 67.6 dBA Leq at the nearest residential property line to the east, 74.1 dBA Leq at the nearest church

Attachment G

property line to the east, and up to 72.9 dBA Leq at the nearest residential property line to the south of the project site. Construction noise sources are regulated within the City of Long Beach under Section 8.80.202 of the City's Municipal Code which prohibits construction activities between the hours of 7:00 PM and 7:00 AM on weekdays, between 7:00 PM on Friday and 9:00 AM on Saturday and after 6:00 PM on Saturday, and anytime on Sundays. Construction of the proposed project is required to comply with the allowed times as specified in the City's Municipal Code. Impacts would be less than significant.

Construction Vibration - Construction activities such as blasting, pile driving, demolition, excavation or drilling have the potential to generate ground vibrations with respect to ground-borne vibration impacts on structures. The Caltrans Manual (Caltrans Transportation and Construction Vibration Guidance Manual, April 2020) states that ground-borne vibration levels in excess of 94 VdB (0.2 PPV) would damage buildings extremely susceptible to vibration damage.

Groundborne vibration associated with project construction may reach up to 0.012 PPV at the nearest residential structure located 170 feet south of the Project site and will not exceed the 0.2 PPV (in./sec.) damage potential threshold for residential structures (Appendix C). Groundborne vibration may reach up to 1.16 PPV (in./sec.) at the nearest commercial structure which would exceed the 0.3 PPV (in./sec.) damage potential threshold for commercial structures. However, as a best management practice (bmp), vibratory rollers will not be used within 20 feet, and large bulldozers will not be used within 12 feet of the commercial structures to the east. Groundborne vibration impacts, as they relate to potential structural impacts, would be less than significant. Groundborne vibration may be felt beyond the project property line, as far as 100 feet from a vibratory roller which may be utilized during project construction. Sensitive receptors within 100 feet of an operating vibratory roller may experience annoyance during construction activities. The closest buildings to the project site are the commercial buildings located between 8 and 35 feet from the project property lines; however, commercial uses are not considered a vibration-sensitive land use. Therefore, per the FTA, no further analysis in regard to annoyance is necessary. The closest residential buildings to the project site are the single-family residential dwelling units located as close as approximately 170 feet south of the project's southern property line. As structures associated with sensitive receptors are located at least 170 feet from the project property lines, annoyance from construction related vibration would not occur. Furthermore, annoyance associated with potential vibration will be temporary, during the use of vibratory rollers, and will occur only during daytime hours. This impact would be less than significant.

c. Air Quality:

The Project Site is located within South Coast Air Basin (SoCAB) which is characterized by relatively poor air quality and is a Federal- and State-designated nonattainment area for O₃, PM₁₀ and PM_{2.5} (US EPA 2012). The SCAQMD has established significance thresholds for both construction and operational activities relative to these criteria pollutants. Based on the following analysis, implementation of the Proposed Project would result in less than significant impacts relative to the daily significance thresholds for criteria air pollutant construction emissions established by the SCAQMD.

Construction - The Proposed Project consists of the construction of a two-story senior assisted living facility with 78,277 square feet of floor area and 86 assisted living units with a total of 109 beds over 2.56 acres. General construction activities, such as site preparation, grading, and travel by construction workers can contribute to air pollutants. All construction activities would comply with SCAQMD Rule 403 (SCAQMD 2005) regarding the control of fugitive dust emissions, and existing City dust suppression practices that minimize dust and other emissions. Such controls include frequent watering of the Project Site, the covering and/or wetting of trucks hauling dirt, sand, soil or other loose materials off-site, street sweeping, as needed, to remove dirt dropped by construction vehicles or mud that would otherwise be carried off by trucks departing the Project Site, suspending grading and excavation activities in high winds (25 miles per hour [mph] or more) as well as implementation of a traffic control plan to minimize traffic flow interference from construction activities, etc., that would be incorporated into the construction plans.

Construction is conservatively anticipated to begin in 2023 and last 15 months and construction would occur in five phases: demolition, grading, building construction, paving, and application of architectural coatings. Pollutant emissions resulting from Proposed Project construction activities were calculated using the CalEEMod model 2020.4.0. Construction emissions are based on conservative assumptions, which imply a default equipment mix and a worst-case construction schedule. As shown in Table 6 of Appendix D, the incremental increase in emissions from Proposed Project construction activities fall well below SCAQMD significance thresholds for regional and local emissions. Therefore, potential air quality impacts associated with construction would be less than significant.

Operation - The incremental increase in regional emissions resulting from operation of the Proposed Project would not exceed any SCAQMD thresholds. The operations-related criteria air quality impacts created by the Proposed Project have been analyzed through the use of the CalEEMod model (Appendix D). The operating emissions were based on the year 2024, which is the anticipated opening for the Proposed Project. The CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources.

Area source emissions were calculated by CalEEMod and include consumer products, landscape equipment and architectural coatings (future maintenance). Table 9 in Appendix D outlines the results of the CalEEMod analysis and provides additional detail.

d. Water Quality:

The Proposed Project consists of the construction of a two-story senior assisted living facility on a 2.46-acre parcel (total with lot line adjustment). Grading and construction associated with site work on the project site would result in temporary disturbance of surface soils, which could potentially result in erosion and sedimentation on site, and potential water quality impacts attributable to construction activities. Any stockpiles of excavated areas would be susceptible to erosion from wind and rain and, if not managed properly, could result in increased sedimentation in local drainage ways.

The Property Owner/Developer will implement storm water and urban runoff pollution prevention controls, and Best Management Practices (BMPs) on construction sites in accordance with Title 8, Chapter 8.96 - Stormwater and Runoff Pollution Control. The Project Site is more than one acre; therefore, the Property Owner/Developer is required to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 Permit and General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009- DWQ) and prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would generally contain a site map showing the construction perimeter, existing and proposed buildings, storm water collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways. For compliance with post-construction water quality requirements (City of Long Beach MS4 Stormwater Permit, No. R4-2014-0024), the developer will pay a Low Impact Development Fee that will apply towards the construction of an offsite mitigation project in lieu of on-site treatment. Therefore, with compliance with Title 8, Chapter 8.96 of the City's Code, compliance with the MS4 and Construction General Permit, and implementation of a SWPPP, potential impacts associated with water quality would be less than significant.

5. Can the project site be adequately served by all required utilities and public services?

a. Fire Protection:

Fire protection services are provided by the Long Beach Fire Department. The nearest first station is located less than a quarter mile from the project site at 3361 Palo Verde Avenue. The construction of the senior assisted living facility could incrementally increase demands for fire protection services and medical

assistance provided by the fire department. However, the increased demand for fire protection services would be met with existing fire resources. Potential impacts to fire services would be adequately funded by an increase in tax revenue, over an extended period, relative to the increase in development intensity, as well as through development impact fees in accordance with Long Beach Municipal Code Chapter 18.16: Fire Facilities Impact Fee. Additional purchasing of equipment, apparatus, and vehicles for Fire Department services would be provided through the Fire Facilities Impact Fee. Department needs are assessed annually, and budget allocations revised accordingly to ensure that adequate levels of service are maintained throughout the City. Building plans submitted for new development on the Project Site would be required to comply with fire safety requirements. Additionally, development of the Project Site would not result in the need for new or physically altered fire protection facilities. Therefore, potential impacts associated with fire protection would be less than significant.

b. Police Protection:

Police Protection to the Project Site would be provided by the Long Beach Police Department. The nearest Police Station is located at 3800 E. Willow Street. The construction of a senior assisted living facility could incrementally increase demands for police services. However, the increased demand for police protection services would be adequately funded by an increase in tax revenue, over an extended period of time, as well as through development impact fees in accordance with Long Beach Municipal Code Chapter 18.15: Police Facilities Impact Fee. Development of the Project Site would not result in the need for new or physically altered police protection facilities. Therefore, potential impacts associated with police protection would be less than significant.

c. Schools:

The Proposed Project would include the construction of senior assisted living facility. Up to 109 new residents would directly result from the Proposed Project, however, they would be senior citizens and would not be of school age, nor would they have school-aged children that would need school services. The Long Beach Unified School District additionally charges a nominal development impact fee for commercial development which is collected prior to the issuance of building permit. Therefore, no impacts to schools would occur.

d. Parks:

The Proposed Project would include the construction of a senior assisted living facility. Up to 109 new residents would directly result from the Proposed Project, however, they would have access to on-site recreational amenities,

including one outdoor courtyard and two indoor courtyards. No new parks would be required to serve the senior population at the Project Site. Therefore, no impacts to parks would occur.

e. Other Public Facilities:

The Proposed Project would include the construction of a senior assisted living facility. Up to 109 new residents would directly result from the Proposed Project, however, this is a nominal increase in population. Therefore, no impacts to other public facilities, such as libraries, would occur.

f. Wastewater/Sewer:

The Proposed Project would be served by the Long Beach Water Department for wastewater (sanitary sewer) collection service. The Proposed Project would be required to connect to the existing sanitary sewer line. Existing wastewater infrastructure and facilities would be utilized and be adequate to serve the wastewater collection requirements of the Proposed Project. Therefore, potential impacts to wastewater treatment facilities/sewer systems would be less than significant.

g. Storm Water Drainage:

The Proposed Project consists of the construction of a two-story senior assisted living facility on a 2.46-acre parcel. The Project will include specific design features during construction and operations to ensure that no storm water runoff generated on the Project Site would leave it without pre-treatment for urban pollutants. The Proposed Project would not alter any drainage pattern that would result in substantial erosion or siltation on or offsite because Project grading will follow existing grades. The Proposed Project would not involve an alteration of the course of a stream or river because no streams or rivers run near or within the site. Runoff from the Proposed Project would not exceed pre-development conditions with the installation of Project stormwater control features. The Project Site is more than 1 acre, therefore, the Property Owner/Developer would be required to comply with the requirements of the NPDES MS4 Permit Construction General Permit Order 2009-0009- DWQ and prepare a SWPPP. The SWPPP would generally contain a site map showing the construction perimeter, existing and proposed buildings, storm water collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways. For ongoing operations, in lieu of providing on site treatment, the developer will pay a Low Impact Development Fee that will apply towards the construction of an offsite mitigation project. Therefore, with compliance with Title 8, Chapter 8.96 of the City's Code, potential impacts associated with storm water drainage would be less than significant.

h. Water Supplies:

The City of Long Beach Water Department (LBWD) is responsible for providing a clean, safe, potable water supply to the City of Long Beach. The City receives water from three main sources: groundwater and imported water from the Metropolitan Water District of Southern California (MWD) from the Colorado River and from the State Water Project (SWP), via the 450- mile California Aqueduct. The 2015 Urban Water Management Program concluded that the City would have adequate supply to meet water demand over the next 25 years. The Proposed Project is consistent with the General Plan and Zoning Code and was reflected in the City's demand calculations. Therefore, potential impacts associated with water supplies would be less than significant.

i. Solid Waste Disposal:

The Proposed Project is the construction of a senior assisted living facility. The City contracts with a commercial waste hauler to provide waste collection and recycling services. The waste collection hauler can deposit the waste at numerous area landfills, which have capacity. The Proposed Project's contribution of solid waste would be minimal and would not significantly impact solid waste collection or landfill operations. The Proposed Project will construct a loading zone and trash enclosure in the alley where the solid waste service provider will have adequate access for trash disposal. Therefore, potential impacts associated with solid waste disposal would be less than significant.

j. Electricity: k. Natural Gas: l. Telephone Service: m. Television Service:

The Project Site is in a built-out, urban setting. The site and the surrounding properties are fully served by various utility service providers. There are no anticipated significant service or system upgrades needed to serve the proposed senior assisted living use. Therefore, potential impacts associated with demand for these services would be less than significant.

Section 15300.2 of the CEQA Guidelines discusses exceptions that apply to all projects. Should a project fall within one of these exceptions, a categorical exemption shall not apply and further environmental review is required.

- (a) **Location.** Classes 3,4,5,6 and 11 are qualified by consideration of where the project is to be location – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped and officially adopted pursuant to law by federal, state or local agencies.

The subject project is not considered for an exemption in any of the above noted Classes. Furthermore, the project is not located within a sensitive environmental area, it is located within an urban, built-out area of the City of Long Beach.

- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

A Class 32 exemption is considered for this project. The project is a senior assisted living and memory care facility which is proposed for a vacant lot (the prior use of an inpatient rehabilitation hospital was demolished in the mid 1990's) within a highly urbanized area and surrounded by properties which have been developed with retail, professional and medical buildings and an assembly use. These adjacent uses were first developed in 1964 and most recently as 1979. This project does not add to any cumulative impacts on the surrounding area as the project is not similar to the surrounding uses and is proposed over 40 years after the most recent development.

- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed development of the site as a senior assisted living and memory care facility meets all of the development standards for projects within the Institutional (I) Zoning District. The surrounding urban area is typical and the lot is not uniquely shaped, therefore there will not be a significant effect on the environment due to unusual circumstances.

- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway...

The location of the project is not located on a scenic highway. The nearest official state scenic highway is located over 35 miles away at State Route 2, in La Canada Flintridge to State Route 138 near Wrightwood.

- (e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The site is not listed on any of the *Cortese List* data sources.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause substantial adverse change in the significance of a historical resource.

The property is currently vacant and the proposed project will not have any impact on any historical resource.