

CHAPTER 3

ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

This chapter of the Draft EIR presents potential environmental impacts of implementation of the proposed Master Plan Update. The scope of the analysis and key attributes of the analytical approach are presented below to assist readers in understanding the manner in which the impact analyses have been conducted in this EIR.

3.0.1 Scope of the Environmental Impact Analysis

The proposed Master Plan Update would guide the physical development of the CSULB main campus. Approval of the project would not constitute a commitment to any specific component of the Master Plan Update, construction schedule, or funding priority. Each development embarked on by CSULB during the lifespan of the Master Plan Update would be individually reviewed for consistency with the Master Plan Update EIR and approved for implementation by the CSU Board of Trustees or its designee. Project changes, changes in a project's circumstances, or the potential for new or more severe impacts may require additional environmental review, as necessary. This EIR provides a program-level environmental assessment, which evaluates the environmental effects of the project and focuses on full development of the CSULB main campus and the Beachside Village property as contemplated by the Master Plan Update. Additionally, the near- and mid-term developments that are expected to be developed within the next 10 years are evaluated at a project-specific level.

Based on the NOP and Initial Study (Appendix A), the following sections in Chapter 3 of this Draft EIR examine in detail the potential environmental effects associated with implementation of the proposed project by resource area:

- Section 3.1, Aesthetics
- Section 3.2, Air Quality
- Section 3.3, Biological Resources
- Section 3.4, Cultural Resources
- Section 3.5, Geology, Soils, and Paleontological Resources
- Section 3.6, Greenhouse Gas Emissions
- Section 3.7, Hydrology and Water Quality
- Section 3.8, Noise
- Section 3.9, Population and Housing
- Section 3.10, Public Services and Recreation
- Section 3.11, Transportation
- Section 3.12, Tribal Cultural Resources
- Section 3.13, Utilities and Energy

Effects Found Not To Be Significant

Based on the findings of the Initial Study, it was determined that potential impacts related to agriculture and forestry resources, hazards and hazardous materials, land use and planning, mineral resources, and wildfire are not likely to be significant under CEQA and the CEQA Guidelines (California Public Resources Code, Section 21000 et seq.; California Code of Regulations, Title 14, Section 15000 et seq.).

Agriculture and Forestry Resources

The CSULB main campus, Beachside Village property, and surrounding area are not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the "Important Farmland in California" map prepared by the California Resources Agency pursuant to the Farmland Mapping and Monitoring Program.¹ All projects developed and implemented under the Master Plan Update would occur within the boundaries of the existing CSULB main campus and Beachside Village property, none of which is zoned for agricultural use or forest land, timberland, or Timberland Production as defined in Public Resources Code Section 12220(g) and Government Code Section 4526. Additionally, there are no Williamson Act contracts within Los Angeles County.² Implementation of the Master Plan Update would have no impact on agricultural or forestry resources, and this resource area is not discussed further in this EIR.

Hazards and Hazardous Materials

Construction activities associated with the Master Plan Update would involve the temporary use, storage, and transport of hazardous materials typical of construction of buildings. Construction of all projects are required to comply with existing federal, state, and local regulations related to the transport, use, and disposal of hazardous materials, including the CSU standards set forth in PolicyStat.³ Operation of some improvements implemented under the Master Plan Update would involve the routine use of hazardous materials, such as common chemicals used for landscaping and maintenance, similar to current operations. Any laboratories on campus that use, store, and dispose of hazardous materials would be required to abide by their respective hazardous materials plans, such as the Chemical Hygiene Plan for the College of Engineering or College of Natural Sciences and Mathematics, which are designed to fulfill the California Division of Occupational Safety and Health requirement regarding "Occupational Exposure to Hazardous Chemicals in Laboratories." Additionally, the CSULB Environmental Compliance Program provides employee training programs, procedures, and policies designed to ensure the safe handling, storage, and disposal of hazardous materials and wastes, and is also responsible for coordinating with regulatory agencies to help CSULB achieve compliance with environmental regulations.⁴ Implementation of the Master Plan Update, including compliance with applicable regulations, would have less than significant impacts related to significant hazards to the public or environment.

¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, California Important Farmland Finder, available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed February 19, 2022.

² California Department of Conservation, Division of Land Resource Protection, October 2021, *The Williamson Act: 2018-2019 Status Report*.

³ The California State University, PolicyStat, Section XI: Project Plan Development for Major Capital Construction Projects, Section 9235, Construction Document Phase of Project Development, available at: <https://calstate.policystat.com/policy/6654819/latest#autoid-83nrq>, accessed February 15, 2022.

⁴ California State University, Long Beach, Environmental Compliance, available at: <https://www.csulb.edu/beach-building-services/environmental-health-safety/environmental-compliance>, accessed March 3, 2022.

All improvements developed under the Master Plan Update would occur within the existing boundaries of the CSULB main campus and the Beachside Village property, and would be required to comply with existing federal, state, and local regulations related to the transport, use, and disposal of hazardous materials. Therefore, implementation of the Master Plan Update would not affect nearby schools.

Additionally, the CSULB main campus and Beachside Village property are not included on any hazardous waste site lists including the Department of Toxic Substances Control's EnviroStor database, which includes CORTESE sites and the Environmental Protection Agency's database of regulated facilities, or other lists compiled pursuant to Section 65962.5 of the Government Code.^{5,6} Therefore, implementation of the Master Plan Update would have no impact related to a listed hazardous materials site.

The CSULB main campus and Beachside Village property are not located within an airport land use plan, and implementation of the Master Plan Update would not impact Long Beach Airport due to its distance from the campus. Therefore, no impact would occur related to a safety hazard or excessive noise for people residing or working in the project area.

The CSULB Emergency Operations Plan (EOP) details how CSULB manages and coordinates resources and personnel responding to emergency situations, including earthquakes, flooding, tsunami, and windstorms.⁷ The university also has an evacuation plan for campus-wide and localized evacuation to ensure that evacuation will be done in a systematic, controlled, and planned manner with the guidance and assistance of the University Police Department and campus Building Marshals.⁸ The university would abide by the EOP and evacuation plan during emergency situations throughout implementation of the proposed project, and the proposed project would not impair implementation of the evacuation plan. Therefore, implementation of the Master Plan Update would have a less than significant impact related to interference with an emergency response plan. In addition, no wildlands occur within or near the CSULB main campus or Beachside Village property. As such, no impacts related to risk of wildland fires would occur. Therefore, no impacts related to hazards and hazardous materials would occur, and this resource area is not discussed further in this EIR.

Land Use and Planning

The CSULB main campus is a developed campus that is composed of buildings for academic uses, student housing, commons and dining uses, athletic venues, and performing arts centers; parking facilities; landscaped and open space areas; and an undeveloped section of the northwestern campus that has a restrictive covenant prohibiting development. The Master Plan Update would involve implementing proposed improvements to campus facilities. The Master Plan Update would support and advance the CSULB mission, vision, and values by guiding the physical development of the campus and to accommodate changes in enrollment through the horizon year 2035, and would not divide any established community.

⁵ California Department of Toxic Substances Control, EnviroStor Database, Search by Map Location, available at: <http://www.envirostor.dtsc.ca.gov/public/>, accessed March 3, 2022.

⁶ United States Environmental Protection Agency, Envirofacts Database, available at: <https://enviro.epa.gov/>, accessed March 3, 2022.

⁷ California State University, Long Beach, Emergency Operations Plan 2020-2021, available at <https://www.csulb.edu/university-police/emergency-operations-plan>, accessed March 2, 2022.

⁸ California State University, Long Beach, Evacuation Plans, available at <https://www.csulb.edu/university-police/evacuation-plans>, accessed March 2, 2022.

CSULB is an entity of the CSU, a state agency, and the campus is state-owned property; therefore, development on the campus is not subject to local land use policies, regulations, or ordinances. Development and operation of proposed projects implemented under the Master Plan Update would be compatible with existing land uses in the areas surrounding the CSULB main campus and the Beachside Village property, including commercial uses, public facilities, and low- and medium-density residential neighborhoods. Therefore, no land use impacts would occur, and this resource area is not discussed further in this EIR.

Mineral Resources

According to the California Department of Conservation CGS Information Warehouse: Mineral Land Classification data mapper, the CSULB main campus is located on lands classified as MRZ-3 and MRZ-4 and Beachside Village property is located on lands classified as MRZ-4, meaning areas of undetermined mineral resource significance and areas of unknown mineral resource potential, respectively.⁹ The CSULB main campus and Beachside Village property are not located on lands classified as MR-2, which are areas that contain identified mineral resources. Additionally, the CSULB main campus and Beachside Village property do not contain any oil wells, and no oil extraction occurs within the campus.¹⁰ Historical uses of the CSULB main campus and Beachside Village property have not included mineral extraction, nor does it currently support mineral extraction. In addition, the proposed project does not propose any mineral extraction activities. Therefore, implementation of the Master Plan Update would have no impacts related to mineral resources, and this resources area is not discussed further in this EIR.

Wildfire

According to the California Department of Forestry and Fire Protection's Fire and Resource Assessment Program, the CSULB main campus and Beachside Village property are not located in or near a State Responsibility Area.¹¹ The CSULB main campus and Beachside Village property do not contain lands designated as Very High Fire Hazard Severity Zones. Therefore, no impact would occur related to wildfire, and this resource area is not discussed further in this EIR.

3.0.2 Definition of Baseline or Existing Conditions

A proposed project's baseline is typically defined as the environmental conditions as of a certain date that are used for purposes of comparison to determine the significance of a proposed project's environmental effects. Per Section 15125(a)(1) of the CEQA Guidelines, the baseline conditions are typically the physical environmental conditions as they exist at the time of the release of the NOP. For some projects, a deviation from this is permitted with substantial evidence, which allows the lead agency to define the appropriate baseline condition that is a time other than the release of the NOP. As discussed further under Section 15125(a)(1) of the CEQA Guidelines, "...a lead agency may define existing conditions by referencing historic conditions, or conditions expected when the project becomes operational, or both, that are supported with substantial evidence." An example of a project where the baseline conditions may not be the time of the release of the NOP is a water infrastructure project in which the average historic water use for an area may be more representative of actual conditions than the water use in the year of the release of the NOP.

⁹ California Department of Conservation, 1981, Generalized Aggregate Resource Classification Map, Orange County – Temescal Valley and Adjacent Production – Consumption Regions.

¹⁰ California Department of Conservation, Geologic Energy Management Division's (CalGEM) Well Finder, available at: <https://maps.conservation.ca.gov/doggr/wellfinder/>, accessed March 2, 2022.

¹¹ California Department of Forestry and Fire Protection, Fire and Resource Assessment Program, Fire Hazard Severity Zone Viewer, available at: <https://egis.fire.ca.gov/FHSZ/>, accessed February 22, 2022.

The original NOP for the Master Plan Update was published on April 21, 2022. Therefore, 2022 is the baseline year for analysis of the physical setting and for development of the campus in this EIR. However, AY 2019-2020 is used in the EIR as the basis for evaluating the net increase in enrollment and campus population with the project as it is the most recent academic year pre-dating the COVID-19 pandemic and the year that the Draft Master Plan process began. Specifically, enrollment in AY 2019-2020 was approximately 28,876 FTES, and total on-campus population was 32,699. Enrollment for subsequent academic years beyond 2019-2020 has been affected by the COVID-19 pandemic and is not representative of historical growth of enrollment and does not account for the anticipated systemwide enrollment growth, as directed by CSU's Office of the Chancellor. For additional discussion of enrollment and campus population, refer to Appendix B.

While AY 2019-2020 forms the basis for the net increase in enrollment and campus population with the project, this Draft EIR uses more recent documentation to reflect existing conditions where appropriate. For example, reports documenting population forecasts (e.g., 2020 Southern California Association of Governments (SCAG) regional growth forecasts), and other reports documenting existing conditions have been released since AY 2019-2020 and are used in the analysis where applicable. The methodology section of each environmental resource area will describe the use of more recent documentation for the baseline condition, as applicable.

3.0.3 Definition of Study Area

The project area consists of the CSULB main campus and the Beachside Village property; however, the extent of the study area varies among the environmental resource areas analyzed in this EIR, depending on the extent of the area in which impacts could occur. For example, the evaluation of population and housing impacts considers the SCAG region, which includes six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura) and 191 cities, as this region is the basis for growth forecasts and various regional plans that relate to population and housing impacts. In contrast, paleontological impacts are assessed only for the project area (e.g., the CSULB main campus, Beachside Village property, and surrounding setting) due to the potential extent of impacts (refer to Chapter 2, Project Description, for further description of the Project Location and Setting). The study area for each environmental resource area is defined in each resource section in this chapter.

3.0.4 California State University Autonomy

CSULB is an entity of the CSU system, which is a constitutionally created state agency and is therefore not subject to local government planning and land use plans, policies, or regulations. Although there is no formal mechanism for joint planning or the exchange of ideas, CSULB may consider, for coordination purposes, aspects of local plans and policies for the communities surrounding the campus when it is appropriate. The proposed project would be subject to state and federal agency planning documents described herein but would not be bound by local or regional planning regulations or documents such as the City of Long Beach's General Plan or municipal code. Nonetheless, if warranted, the City or regional regulations are described for informational purposes only, and not as the basis for the determination of significant impact for purposes of CEQA.

CSULB seeks to maintain an ongoing exchange of ideas and information and to pursue mutually acceptable solutions for issues that confront both the university and its surrounding community. To foster this process, CSULB participates in, and communicates with the City of Long Beach, Los Angeles County, and community organizations and sponsors various meetings and briefings to keep local organizations, associations, and elected representatives apprised of ongoing

planning efforts and considers community input.

3.0.5 Impact Analysis

Each environmental resource area in Section 3.1 through Section 3.13 is discussed in the following manner.

- **Regulatory Setting** identifies the applicable federal, state, regional, and/or local regulations.
- **Environmental Setting** includes a description of the existing physical environmental conditions, or “baseline conditions,” at the time the environmental analysis is commenced to compare and establish the type and extent of the potential environmental effects of the proposed project. The baseline conditions are tailored specifically for the resource area discussed in each section.
- **Methodology** describes the sources or methods utilized in the preparation of the impact analysis for each environmental resource area. This section identifies the thresholds of significance, or standards, by which the lead agency measures the significance of an impact. Additionally, thresholds that were scoped out as part of the Initial Study are identified.
- **Environmental Impact Analysis** includes the impact analysis, which presents evidence, based on scientific and factual data, about the cause and effect relationship between the proposed project and potential changes in the environment. The exact magnitude, duration, extent, frequency, range and other parameters of a potential impact are ascertained to the extent possible to provide facts in support of finding the impact significant or less than significant. In determining whether impacts may be significant, all the potential effects, including direct effects and reasonably foreseeable indirect effects, are considered.
- **Mitigation Measures** identify actions that can reduce or avoid a potentially significant impact identified in the analysis. Existing regulations and adopted CSU or university policies or best practices applicable to the proposed project are considered a part of the existing regulatory environment and are not considered or included in mitigation. Mitigation measures are those feasible, project-specific measures which are required, in addition to compliance with existing regulations and requirements, to reduce significant impacts. In addition to measures that the lead agency has sole authority to implement, mitigation can also include measures that are the responsibility and jurisdiction of another public agency (CEQA Guidelines Section 15091[a][2]).
- **Level of Significance after Mitigation** indicates what effects remain after the implementation of mitigation and whether the residual effects are considered significant. When impacts cannot be mitigated to a less than significant level, even with the inclusion of mitigation measures, they are identified as “unavoidable significant impacts.” To approve a project with unavoidable significant impacts, the lead agency must adopt a Statement of Overriding Considerations at the time of EIR certification. In adopting such a statement, the lead agency must find that it has reviewed the EIR, balanced the benefits of the project against its significant effects, and concluded that the benefits of the project outweigh the unavoidable adverse environmental effects, and thus, the adverse environmental effects may be considered “acceptable” (CEQA Guidelines Section 15093 [a]).

- **Cumulative Impacts** requires the evaluation of a project's impacts in the context of other projects that may affect the same resources, potentially leading to compounded or increased effects. Specifically, cumulative impact analysis evaluates whether the incremental impacts of a project, when considered together with the impacts of other past, present, and reasonably foreseeable future projects, may compound or increase environmental effects, resulting in a considerable contribution to cumulatively significant effects.

3.0.6 Cumulative Impacts

CEQA requires that in addition to project impacts, an EIR must discuss cumulative impacts. According to Section 15355 of the CEQA Guidelines, cumulative impacts refer to:

“Two or more individual effects which, when considered together are considerable or which compound or increase other environmental effects. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of a project when added to other closely related past, present, and reasonably foreseeable probably future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”

Additionally, Section 15130(a) of the CEQA Guidelines States:

“An EIR shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable... When the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, the EIR shall briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR... An EIR may determine that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant...if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact.”

Pursuant to Section 15130(b)(1) of the CEQA Guidelines, an adequate cumulative impact analysis might be completed and may be based on:

- a list of past, present, and probable future projects producing related or cumulative impacts, or
- a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

To evaluate the cumulative impacts of implementation of the proposed project, the analysis in this EIR uses both of the above methods as appropriate for the cumulative topic being evaluated. For example, this EIR uses 2020 SCAG regional growth forecasts for 2035 in Section 3.9, Population and Housing. In contrast, a list of reasonably foreseeable future projects in the vicinity of the campus is used in Section 3.1, Aesthetics. In general, the geographic area that could be impacted by the Master Plan Update improvements related to cumulative impacts are presented in Table 3-1.

Table 3-1: Cumulative Impacts Geographic Setting

Resource Topic	Geographic Area
Aesthetics	Local (surrounding public viewpoints)
Air Quality	Regional (South Coast Air Quality Management District - pollutant emissions that have regional effects) and Local (immediate vicinity – pollutant emissions that are highly localized)
Biological Resources	Regional (County)
Cultural Resources	Local (City of Long Beach)
Geology, Soils, and Paleontological Resources	Local (immediate project vicinity)
Greenhouse Gas Emissions	Global
Hydrology and Water Quality	Regional (watershed and groundwater basin) and Local (immediate project vicinity)
Noise	Local (immediate project vicinity)
Population and Housing	Regional (SCAG area) and Local (City of Long Beach)
Public Services and Recreation	Local (City of Long Beach)
Transportation	Regional (SCAG area) and Local (City of Long Beach)
Tribal Cultural Resources	Local (City of Long Beach)
Utilities and Energy	Regional (energy provider) and Local (utility service areas)

The list of reasonably foreseeable future projects within approximately two miles of the main campus was obtained from the City of Long Beach's 2023 Capital Improvement Plan, the City's development projects map, and the City of Signal Hill's list of current projects.^{12, 13, 14} No major projects were identified within a 2-mile radius of main campus in the cities of Seal Beach, Hawaiian Gardens, or Los Alamitos. This list includes projects that have been approved, but not yet constructed, or projects for which an application is pending. Additionally, major projects/plans outside of the 2-mile radius were considered due to their potential for regionwide/countywide impacts; however, upon review, no major projects/plans identified outside of the 2-mile radius have the potential to result in cumulatively considerable environmental impacts associated with implementation of the Master Plan Update. This list is not intended to be an all-inclusive list of projects in the region, but rather an identification of projects constructed, approved, or under review in the vicinity of the campus that have some relation to the environmental impacts associated with implementation of the Master Plan Update. The cumulative projects list is presented in Table 3-2. The locations of these projects are shown in Figure 3-1.

¹² City of Long Beach, Fiscal Year 2023 Adopted Budget Capital Improvement Program, available at: <https://www.longbeach.gov/pw/resources/capital-improvement-plan/>, accessed May 19, 2023.

¹³ City of Long Beach, Development Projects Map, publiCity, available at: <https://long-beach-ca-publicity.tolemi.com/>, accessed May 19, 2023.

¹⁴ City of Signal Hill, May 16, 2023, Current Projects, Community Development Department Development Status Report: Commercial-Industrial.

Table 3-2: Related Projects

Map ID	Project Name	Project Location	Project Description	Status
1	5150 Pacific Coast Hwy	5150 E Pacific Coast Hwy, Long Beach	Site Plan Review for the Adaptive Reuse of an existing seven-story office building to be converted into student housing that includes 149 suites with supporting assembly and office uses, dining, fitness and administration space	Under review
2	26 Point 2	3590 E Pacific Coast Hwy, Long Beach	Multi-Unit permanent supportive housing project located on a 23,087 square foot site. The residential component of the project, comprising 76 efficiency units and one two-bedroom manager's unit, is supplemented by common amenity and support services for the resident population. The project will include four stories of Type V construction over one level of podium with surface level parking.	Under construction
3	Staybridge Suites	2640 N Lakewood Blvd, Long Beach	5-story, 241 room dual branded hotel (Hampton Inn & Homewood Suites by Hilton). The project will include 143 rooms for Hampton Inn and 98 rooms for Homewood Suites. Amenities for both hotels will be shared and include a fitness center, pool, jacuzzi, game area, putting green, BBQ area, meeting space, board room, and large lodge/lounge area with 221 parking spaces.	Under construction
4	3320 N Los Coyotes Dia	3320 N Los Coyotes Diagonal, Long Beach	Pre-application review for the construction of an 85-unit, 76,500 square foot senior assisted living and memory care facility on a vacant parcel	Entitlements approved
5	Mixed-Use Project	6615 E Pacific Coast Hwy, Long Beach	Site Plan Review for 390 multi-family units in a 6-story wrap style building including: 5,000 square feet of ground floor retail, 647 parking spaces, 12,000 square feet of interior amenity space, 7,000 square feet of rooftop pool deck, and four courtyards	Under review
6	Omni Marina Shores	6500 E Pacific Coast Hwy, Long Beach	Site Plan Review and Local Coastal Development Permit for the development of a mixed-use project consisting of two, 5-story buildings with a total of 535,298 square-feet among 600 residential units and 2,274 square-feet of ground floor retail	Under review
7	Mixed-Use Project	6700 E Pacific Coast Hwy, Long Beach	Six stories with 303 units, 13 of which are affordable units. 3,105 square feet of ground floor retail	Under review
N/A	City of Long Beach Public Facilities Improvements	Various Locations	Improvements to City buildings to minimize structural deficiencies, extend the useful life of facilities, and improve energy efficiency - includes Fire Station 14 improvements	Design and construction on continuous basis

Table 3-2: Related Projects

Map ID	Project Name	Project Location	Project Description	Status
N/A	City of Long Beach Utilities Improvements	Various Locations	Construct water quality and drainage improvements citywide. Installation of connector pipe screens in existing priority catch basins to meet trash requirements mandated by the State Regional Water Quality Control Board and required monitoring, modeling, and implantation actions associated with Total Maximum Daily Loads as mandated by the State and Federal agencies	Design and construction on continuous basis
N/A	City of Long Beach Beaches and Marinas Improvements	Various Locations	New play structures and equipment and/or upgrades to existing play structures and equipment; restroom upgrades; improvements and maintenance to existing beach parking lots; remediation of eroded bluffs through stabilization, addition of retaining walls, and enhanced landscaping; improvements and repairs of aging Marina facilities; construct water quality and drainage improvements in the wetlands and Colorado Lagoon area to meet water quality requirements	Design and construction on continuous basis
N/A	City of Long Beach Mobility Improvements	Various Locations	Improvements along major roadways include transportation facilities that will improve the level of safety for all who traverse the corridors, including Studebaker Safety Improvements and Anaheim Corridor Safety Improvements	Design and construction on continuous basis
8	Industrial Building	1901 Freeman Avenue, Signal Hill	New 7,290 square foot Industrial Building	Preliminary Environmental Assessments

Note:

N/A = Locations are throughout the City of Long Beach and are not shown in Figure 3-1.

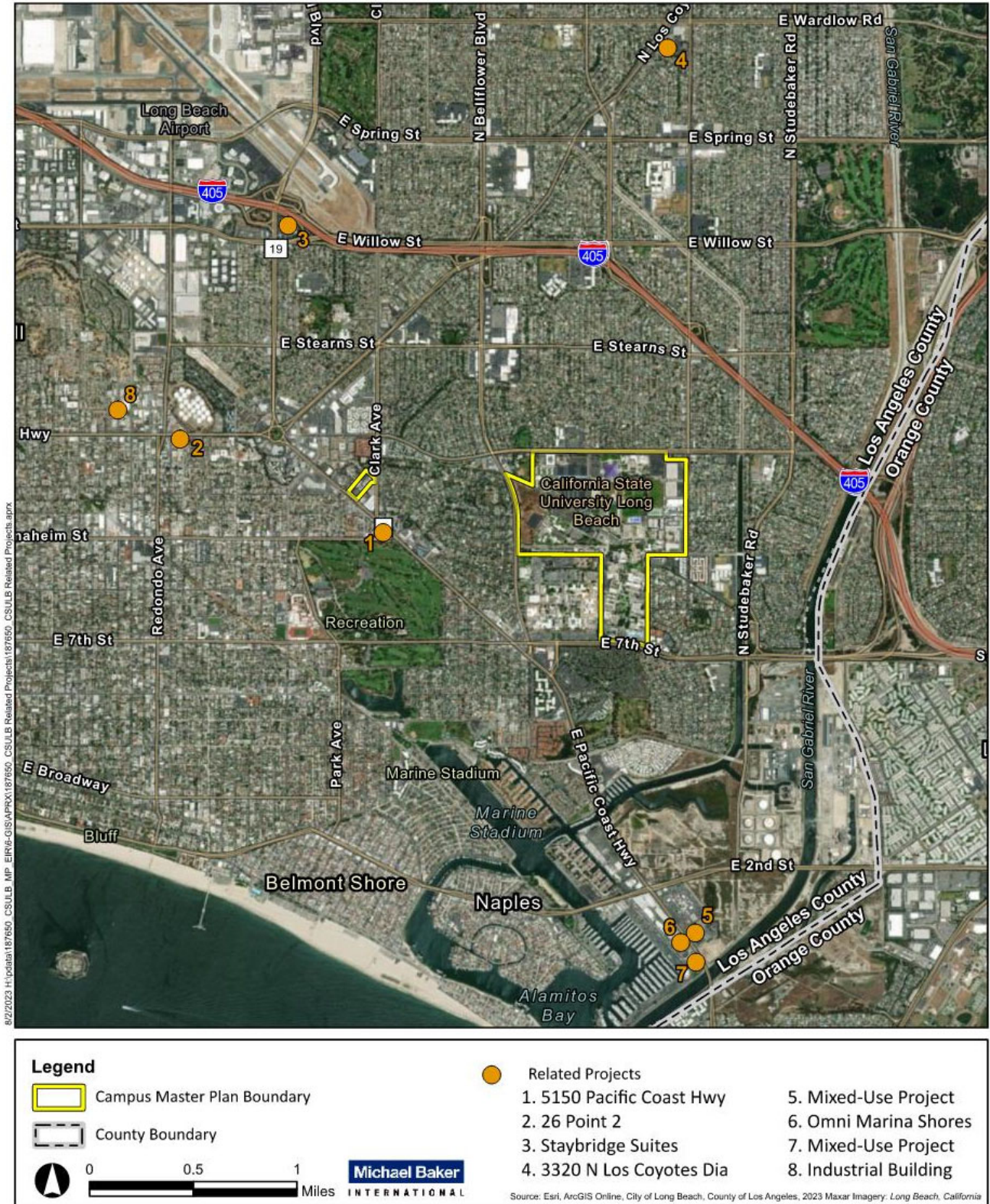


Figure 3-1: Related Projects